



HARVEST CROSSING FILING NO. 3

PLANNING AREAS 5, 6, 7, AND 9

SITE PLAN

PARCEL NUMBERS: 1977-00-0-00-527, 1977-00-0-00-528, 1977-00-0-00-529, 1977-00-0-00-530
AURORA, COLORADO

LETTER OF INTRODUCTION

PLAN WEST for INTEGRITY LAND VENTURES, LLC.

June 8, 2022

Revised August 10, 2022

Revised September 28, 2022

Revised March 27, 2024

Planning and Development
City of Aurora
15151 E Alameda Ave
Aurora, CO 80012

INTRODUCTION

Harvest Crossing Filing No. 3 is a +/-124-acre single-family detached residential project that includes Planning Area 5 (PA-5 SFD STAND), Planning Area 6 (PA-6 Neighborhood Park), and Planning Area 7 (NAC-2) and Planning Area 9 (Open Space and Drainage) of the Villages at Murphy Creek FDP. The property is zoned R-2 and lies within Subarea C in the City of Aurora.

The site is located north of Yale Avenue, west of Kewaunee Street, south of Warren Avenue, and east of Harvest Road in the City of Aurora. Adjacent developments and properties include Harvest Crossing Filing No. 1 to the north, Foundry to the east, Murphy Creek to the west, and vacant unincorporated Arapahoe County land to the south.

The existing terrain has a gentle slope throughout the majority of the site with steeper slopes on the west and south portions of the property. The existing drainage flows towards the west and southwest. Originally agricultural land, there is little to no existing vegetation or trees on this property. A "Tree Assessment and Mitigation Values Report" will not be required for this Site Plan application.

PROPOSED DEVELOPMENT

The Harvest Crossing Filing No. 3 site plan proposes 414 single-family detached residential lots, with minimum lot sizes ranging from 46' x 103' (4,738 square feet), 51' x 105' (5,355 square feet), and 61' x 105' (6,405 square feet). This application will utilize the Small Lot Allowance and will meet all of the size, setback, and lot distribution requirements as described in the Aurora Unified Development Ordinance

(UDO). The current density is approximately three and a half (3.5) dwelling units per acre, well within the maximum density permitted in the FDP/Master Plan. Integrity Land Ventures (Owner) is partnering with several reputable home builders who plan to offer a variety in size, materials, features, and garage spaces to accommodate a multitude of budgets and housing needs.

The FDP allows up to 35% 'small lots', to be front loaded and a minimum of 45' wide, not to exceed 199 small lots. This site plan proposes 94 'small lots' (23%). Additionally, the proposed site plan exceeds the 10% large lot requirement, providing 75 larger lots (18%) to ensure a variety of lot and housing types are provided throughout the neighborhood. The site plan has been created in coordination with filings one and two, to ensure these percentages meet requirements for the entire development.

An **adjustment** is being requested for double-fronted lots along Kewaunee Street (local, varies). Double-fronted lots mirror the approved site plan to the east (Foundry), utilizing primarily the 60' lot width and enhanced 30' setback with landscape buffer, creating a defined neighborhood. The buffer includes a minimum of one tree and ten shrubs per forty linear feet. Double-fronted lots located on the northern portion of this site directly mirror the lots on the north side of Warren Ave., creating symmetry in design as recommended by the approved FDP. Additionally, perimeter fencing, coordinated landscape, and decorative columns are located along this stretch, creating an iconic and attractive entry into the neighborhood between the two filings. The double-fronted lots towards the southern boundary of the site are backed by a landscape buffer which connects into a large open space area. This variation in block layout breaks up the grid pattern, creating more character, more attractive entries, and eliminates having a large stretch of Kewaunee St. being inundated with driveways. Staff has verbalized their support for this site plan and adjustment request. Planning Commission is anticipated to review this request on at date yet to be determined.

REVIEW AND APPROVAL CRITERIA FOR SITE PLAN

1. Consistency with comprehensive plan. The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council that apply to the affected area.

Response: The proposed site plan follows the criteria set forth in the comprehensive plan, Unified Development Ordinance, and the approved Villages at Murphy Creek Framework Development Plan (Master Plan). We believe the street alignment, housing orientation, pedestrian network, and centralized parks/open space align with the City's goal to provide great communities for current and future residents. The mix of housing styles, material, and architecture will meet the goals of the Master Plan in creating a village theme that incorporates symmetry, repetition, geometry, clean lines, and linear bands. A combination of Prairie, Craftsman, Farmhouse, Tudor, and Neo-Colonial style homes will make up most of the homes constructed in this community.

2. Impact on existing city infrastructure and public improvements. The proposed development does not result in undue or unnecessary burdens on the city's existing infrastructure and public improvements, or that arrangements are made to mitigate such impacts.

Response: The consultant team has prepared all required reports, plans, and studies to understand infrastructure requirements and confirm the City’s infrastructure can support them. Our team will work closely with Aurora staff to ensure we do not cause undue or unnecessary burdens on the City’s existing infrastructure.

3. Density. If the density is different from those of adjacent properties, specific steps are to be taken to achieve compatibility. For residential site plans abutting residential zones of lower density, the development shall provide for transitions in density and building height to protect the character of the lower-density residential areas.

Response: The proposed density of approximately 3.5 units per acre falls within the density range of the approved Villages at Murphy Creek FDP and aligns with the remainder of the planned community.

4. Protection and appropriate use of environmental features and topography to enhance the development. New development shall be designed, where reasonable, to preserve and protect the water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development. Open space and natural areas shall be preserved, where reasonable, and integrated into developed areas to provide visual diversity in the landscape and to define neighborhood and community character. The design and placement of buildings on a site shall incorporate and protect view corridors. Where reasonable, the design of the development shall maintain the approximate topographic form of major ridgelines, swales, and landforms.

Response: Harvest Gulch, a natural drainageway, bisects the southwest corner of the site. The gulch is being improved along with the storm infrastructure proposed in this area, and will remain undulating and naturalistic in character. The open space southeast of this area will remain naturalistic, with varying grade and a trail system to activate the space and allow it to be a community asset.

5. Landscaped area. All site plans shall conform to adopted landscaping standards or guidelines adopted by city council. Certain portions of the city may be designated for special design treatments and standards.

Response: The landscape design follows the new design criteria of the UDO and the plant list, theme, and palette of the Villages at Murphy Creek FDP. Parks, open space, curbside landscape, common areas, pedestrian corridors, streetscape, and entry areas have all been thoughtfully designed to consider the surrounding area, native environment, and low water use.

6. Internal efficiency of design. The proposed design of the site plan achieves internal efficiency for its users, including safe and convenient pedestrian access to common areas for recreation and other services, facilities, and amenities provided by the development. The proposed design shall provide for safe and convenient access for service and maintenance personnel performing routine duties related to but not limited to mail delivery and pick-up, utility meter reading, and other services.

Response: The roadway network provides a well-connected system of streets and generally follows the traditional grid pattern, highlighting the neighborhood park at the center of the community. Detached walks are provided along all local streets. A network of trails, including an 8’ multi-modal corridor running from Yale Avenue to the central park, connects the large central park, pocket park and open space corridors, as well as adjacent communities.

7. Control of nuisance impacts. The proposed development controls nuisance impacts on itself and surrounding land uses including heat and glare, traffic congestion, noise, arrangement of signs and lighting, features to prevent littering and accumulation of trash, the amount and quality of storm drainage, the provision of adequate light and air, compatible screening of rooftop mechanical units, and other factors deemed to affect public health, safety and general welfare.

Response: The consultant team has prepared detailed reports and studies to understand the impacts and design requirements for traffic, drainage, and other factors that may affect public health.

8. Urban design, building architecture, and landscape architecture. The site plan shall establish a high quality of design, demonstrate how compatibility with adjacent development and surrounding urban design elements will be achieved as well as internal consistency of design, and satisfy the city's adopted design standards and/or guidelines. The relationship between mass and space shall be combined and integrated to produce aesthetic and functional buildings and landscapes.

Response: The site plan provides a balance between building mass and space, aligning the residential lots in a grid pattern with centralized parks and open space corridors throughout the site. The landscape design follows the new design criteria of the UDO and the plant list and theme of the Villages at Murphy Creek FDP. Parks, open space, curbside landscape, common areas, pedestrian corridors, streetscape, and entry areas have all been thoughtfully designed to consider the surrounding area, native environment, and low water use. The plant list and palette provided in the Villages at Murphy Creek FDP is a great resource for consistency throughout the Harvest Crossing community.

9. Adequacy, accessibility, and connectivity of traffic and circulation plans. The design and efficiency, and connectivity of vehicular, bicycle, and pedestrian transportation systems, linkages to open space and trails, availability of resident and guest parking, loading spaces, convenience of location, and access to public transit facilities shall be adequate and functional.

Response: The roadway network provides a well-connected system of streets and follows the traditional grid pattern. A combination of detached sidewalks and a multi-use trail connect neighborhood/pocket parks and open space corridors to all homes within this and the adjacent filings. Guest parking will be provided in driveways and along local streets.

10. Street standards. Public and private streets included in the site plan shall conform with city street standards.

Response: The street design follows the City of Aurora street and roadway design standards and the Villages at Murphy Creek FDP.

11. Past Performance. The city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of any site plan. The planning commission or city council may deny any approval of a site plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions, or representations on a prior development.

Response: Understood. Thank you.

CONCLUSION

The applicant and design team want to thank the City of Aurora for the opportunity to present this Harvest Crossing Filing No. 3 Site Plan and Final Plat application for review and administrative approvals. We look forward to working closely with staff and the outside referral agencies to create a great place to live in Aurora and to continue the growth of the Villages at Murphy Creek neighborhood. Please reach out to any of the contacts below with questions, comments, or need for additional information. Thank you.

Sincerely,

Allison Hibbs

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