

July 12, 2021

Mr. Dan Osoba  
City of Aurora - Planning Department  
15151 E. Alameda Pkwy  
Aurora, CO 80012

## RE: CROSS CREEK FDP/ MASTER PLAN TEXT AMENDMENT

Dear Mr. Osoba,

On behalf of Sunrise Partners, LP, we are pleased to submit this Minor Amendment to the Cross Creek FDP/Master Plan, a mixed-use neighborhood located at intersection of Gun Club Road and E 6<sup>th</sup> Parkway.

### CONTEXT

The Cross Creek FDP was written in 2002 with the intent of designing a mixed-use community that featured suburban design including large setbacks and front-loaded garages. The site plan currently under review for Cross Creek PA-C2 features more urban design, with alley-loaded garages and homes fronting onto E 5<sup>th</sup> Avenue. These features allow for better pedestrian connectivity, diversity of housing within the area, and higher-density within the neighborhood; all goals of the Aurora Places Comprehensive Plan. With that in mind, the minor text amendments have been made to the FDP to permit more modern design on-site and to clarify expectations. The original and revised text is included below.

### CHANGES

#### Streetscape Buffer (p.10)

- Original: Except under special circumstances, residential property lines shall be offset from arterial and collector street rights-of-way with a twenty-foot (20') minimum landscape tract to provide vegetative buffer along major streets.
- Amended: Except **where homes front or side to collectors and** under **other** special circumstances, residential property lines shall be offset from arterial and collector street rights-of-way with a twenty-foot (20') minimum landscape tract to provide vegetative buffer along major streets.

#### Fencing (p.17)

- Original: Residential property lines within the Cross Creek community shall be delineated with cobblestone style columns, privacy walls, iron fences and open rail fence.
- Amended: **Rear and side** residential property lines **adjacent to arterial and collector streets** within the Cross Creek community shall be delineated with cobblestone style columns, privacy walls, iron fences and open rail fence.

### APPROVAL CRITERIA

1. The amendment does not approve any land use that was not authorized by the permit or approval or that was not already permitted by right on the property;  
*No land uses are altered with this amendment.*

2. The amendment does not decrease the total amount of common outdoor area in the development, and does not reduce the size of any common outdoor area adjacent to abutting property containing residential dwelling units.

*No changes are made to common outdoor area with this amendment.*

3. The amendment does not increase the maximum number of residential dwelling units in the development or the gross square footage of non-residential uses in the development.

*No changes to maximum number of dwelling units are made with this amendment.*

4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount, and does not reduce any building setback adjacent to development containing only non-residential uses by more than 10 percent (cumulative of any earlier amendments);

*This amendment makes no changes to building setbacks.*

5. The amendment does not change any other development standard by more than 15 percent in Subarea A and 10 percent in Subareas B and C (cumulative of any earlier amendments).

*This amendment does not result in a quantifiable reduction of more than 10%.*

6. The amendment does not adjust any development standard where this UDO expressly prohibits adjustment of such standard.

*This amendment is in conformance with the UDO.*

7. The amendment does not increase the amount of traffic generated by the development that received access to the Site Plan property from local streets, and does not increase or decrease the number of through streets, sidewalks, trails, trail connections passing through the Site Plan or connecting to or designed to connect to abutting properties.

*This amendment does not result in additional traffic generation.*

8. The amendment does not result in substantial variation of any building design standard applicable to any building in the development, unless the Planning Director determines that alternative building design elements included in the amendment improve the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.

*This amendment does not result in any change to building design.*

9. The amendment does not reduce the amount of total landscaping installed on the property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units, and does not result in substantial variation of any other landscaping or buffering requirement unless the Planning Director determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas, or that removal of landscaping is necessary to protect the health, safety, and welfare of the City and/or to achieve other community or neighborhood objectives.

*This amendment does reduce the amount of buffering required along E 5th Avenue, but not in any area abutting residential dwelling units. The removal of the 20' buffer along E 5th Avenue achieves community objectives of allowing for homes to front onto streets, enhancing the pedestrian environment and increasing public safety through additional eyes on the street.*

10. The amendment does not change any development standard, condition, or requirement specifically attached to a development approval by the Planning and Zoning Commission or City Council.

*This amendment does not change any standards specifically attached to approval.*

11. The amendment is not inconsistent with any terms or conditions included in the permit or approval to protect the character or scale of any residential area within which, or near which, the development is located.

*This amendment is consistent with all terms related to character and scale within the development.*

12. The Planning Director shall post a notice of the approved adjustment on the City's website within five calendar days after making that decision.

*This will take place at a later date.*

We look forward to working with the City of Aurora on this amendment. Thank you for considering our application.

Sincerely,



Elyse Appelgate  
Project Manager | Norris Design