



2953 South Peoria Street, Suite 101
Aurora, Colorado 80014
303.770.7201 fax 303.770.7132

August 9, 2019

Ms. Heather Lamboy, Planning Case Manager
City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80012

RE: The Enclave at Saddle Rock North Golf Club – Letter of Introduction DA-1074-15

Dear Ms. Lamboy,

GBB Capital, LLC (GBBC) is proposing to develop this 7.95 acre parcel of land adjacent to Ponderosa Trail S., north of Arapahoe Road in Aurora, Colorado. This parcel was originally intended to be a Cherry Creek School District school site. However, the District has determined that this site is not necessary and has contracted with GBBC. GBBC intends to develop this parcel into detached single-family homes and sees the project as urban infill. The project will consist of 30 units for a proposed density of 3.77 du/ac. The current zoning district is PD sfd-mod/sc.

One waiver to the City code are proposed with this development. Per Aurora Code section 146-1451(B)2 Standard Right-of-Way Landscaping: street trees shall be centered within the tree lawn and spaced 40 feet on center. When a detached walk and tree lawn are absent, street trees shall be located between four and five feet from the back of the curb or edge of pavement. This project, due to utility and easement restrictions and sight triangles will not accommodate the required number of trees.

The ownership and design team are comprised of the following members:

Owner:
GBB Capital, LLC.
2993 S. Peoria Street, Suite 105
Aurora, CO 80014
303-901-1414
Attn: Geoff Babbitt

Surveyor:
HCL Engineering
5600 S. Quebec Street, Suite 205B
Greenwood Village, CO 80111
303-773-1605
Attn: Julian Sisneros

Engineer:
HCL Engineering
5600 S. Quebec Street, Suite 205B
Greenwood Village, CO 80111
303-773-1605
Attn: DC Hazen, P.E.

Planner/Landscape Architect:
THK Associates, Inc.
2953 South Peoria Street, Suite 101
Aurora, CO 80014
303-770-7201
Attn: Julie Gamec

Per City of Aurora Code, Section 146-405(F) the project is justified as proposed in the following ways:

1. The proposed project is consistent with the Comprehensive Plan. The property sits within the existing Aurora boundary and does not require annexation. The proposed project meets City Codes that apply to the area. The approved GDP for the neighborhood allows for this development.

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2. The proposed development does not result in undue or unnecessary burdens on the City's existing infrastructure.
 3. The proposed development is adjacent to and surrounded by single family detached homes and open space.
 4. No environmental features exist on the site. Numerous existing trees (will be removed as a part of the project and will be mitigated in accordance with the City's tree mitigation code.
 5. Landscape areas have been designed to conform to the City's landscape standards and the Saddle Rock North Development Guidelines.
 6. The proposed development provides ADA accessibility along sidewalks.
 7. The proposed development controls nuisance impacts by providing appropriate buffering and screening, using down cast, full cut of site lighting and provides water quality for the development in the public spaces.
 8. Architecture and design is not included at this time. When a builder is under contract for the property, architectural information will be provided to the City. This development is governed by the Saddle Rock Architectural Control committee. The Saddle Rock GDP requires high quality development. This includes that all rear and side elevations reflect the architectural integrity of the front elevation. Similar wood trim, accent materials and architectural character shall be extended to the rear and side elevations. Special Design Standards apply to rear yard decks and fences.
 9. The design does not exclude any transportation mode or ability level. The site is ADA accessible. The site is in close proximity to E-470 Regional Trail and community recreation amenities.
 10. The proposed development incorporates all street standards for private streets within the development.

GBBC and the design team look forward to working with the City of Aurora on this exciting project. Please don't hesitate to contact me should you have any questions.

Regards,



Julie Gamec
THK Associates, Inc.