

March 20, 2024

City of Aurora  
Office of Development Assistance  
Liz Cooper Fuselier  
15151 E. Alameda Ave.  
Aurora, CO 80012

RE: 3411 S. Fairplay - Development Application - Letter of Introduction

Ms. Fuselier,

The intent of this letter is to introduce the proposed 9 home development at 3411 S. Fairplay, which is proposed near the northwest corner of Hampden and Chambers. The residential development includes three townhome buildings each with three homes for a total of nine homes. The homes are alley-loaded with the driveways and garages in the back of the building and the front doors facing the main street and accessed by a landscaped paseo with shared walk. The .88 acres development includes two detention ponds, driveways and garage parking for each of the homes providing parking for the home occupants and their guests. The garages will house parking for not only vehicles, but trash cans and bicycles. Additionally there are seven shared parking on the south side of the development and one ADA parking spot, and shared and private landscape spaces.

The site was originally approved for 10 condos in 2006 and that plan was partially constructed. The access road, utilities, and storm drainage for the site was built and then the site was left vacant. The proposed plan provides nine homes on fee-simple lots with many of the homes having private outdoor space in addition to shared open space. Due to the lot's limited size and existing structures, the potential for development is restricted. However, the proposed plan for a community of nine townhomes will offer much-needed housing options and create a livable community in the area.

The project had the pre-submittal meeting on April 1, 2021, for a concept plan of 22 apartment units and a revised pre-submittal meeting with 9 townhome units on September 27, 2021. The nine homes are planned to be three and four-bedroom alley-loaded homes with an attached garage and private two-car driveways. Each home will have its own entrance and most of the homes will have a private side yard. The HOA will maintain the alley and shared outdoor space.

After receiving community comments from the previous submittal we met with the commenting neighbors on September 19, 2022 and discussed the proposed plan in person at their home adjacent to the site. We discussed the noticing process, the massing and comparable size of the proposed homes, how the drainage works and the how the setback to the property line is a similar setback as their homes. We walked the site and discussed the overall community and still remain in contact. Additionally, from the previous plan we plan to keep the previously constructed ADA parking.

We are proposing one adjustment:

1. Western Landscape buffer -Our request is to adjust the landscape buffer on the western side of the site. As these are alley-loaded homes we are focusing the landscape to the front doors to help further activate the front of the homes. In conjunction with this, we plan to install a 6-foot-tall fence to enhance the buffering effect.
2. Masonry requirements - Reduce the masonry requirements.
3. Green Court Standards: building 1 and 2 will be green court standards and building 3 is not green court standard

We look forward to working with you and the entire staff at the City of Aurora to make this a successful development to provide more much-needed housing.

Thank you,

Tyler Jones  
Mahal Holdings LLC