

December 20, 2018

Heather Lamboy
Planning Supervisor
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: Letter of Introduction for Murphy Creek East Contextual Site Plan Filing 2 and Subdivision Filing 2: DA-1250-42

Dear: Ms. Lamboy:

On behalf of Lennar Colorado, I am pleased to submit this Letter of Introduction for Murphy Creek East Subdivision Filing No. 2 and Contextual Site Plan Filing No. 2. The proposed project is located south of E. Jewell Avenue and west of Harvest Road.

The following team of consultants has been assembled to complete this application:

Current Owner:

Harvest Investors, LLC
Yale, MC LLC
Murphy Creek, LLC
1450 Havana Street Unite 832
Aurora, CO 80012-4018

Applicant/Architect:

Lennar Colorado
9781 S. Meridian Blvd. Ste. 120
Englewood, CO 80112
(720) 369-3835
Contact: Joseph Huey
Joseph.Huey@Lennar.com

Planning/LA:

Norris Design
1101 Bannock St.
Denver, Colorado 80204
303-892-1166
Contact: Bill Mahar
bmahar@norris-design.com

Civil Engineer / Surveyor:

CVL Consultants of Colorado Inc.
10333 E. Dry Creek Road, Suite 240
Englewood, CO 80112
720-482-9526
Contact: Sarah Kolz
skolz@cvlinc.net

Traffic Engineer:

LSC Transportation Consultants, Inc.
1889 York Street
Denver, CO 80206
303-333-1105
Contact: Christopher S. McGranahan
csmcgranahan@lsctrans.com

Project Overview

The Murphy Creek East development is located in Section 30, Township 4 South, Range 65 West of the 6th Principal Meridian, in the City of Aurora, Colorado. The project is bordered by E. Jewell Avenue on the north. On the south, the site is bordered by the Denver Arapahoe Disposal Site. South Flatrock Trail (not built) will define the west boundary and S. Harvest Road (also not built), will define the easterly boundary. Currently there are several filings developed north of Jewell Ave. Filing 7 is adjacent to the project on the west side of S. Flatrock Trail and is currently undeveloped. West of Filing 7 is an existing golf course. Between the project site and Harvest Road (to be developed as part of this project) is an unincorporated 210' PSCo right-of-way. The land east of the proposed S. Harvest Road is also undeveloped.

Murphy Creek East is a 171.1 acres development with 810 proposed housing units, 269 townhome and 541 single-family lots. The development will be anchored by a 15.1-acre neighborhood activity center, consisting of a 10-acre school site and 5.1 acre neighborhood park. A series of multi-use trails, open space tracts, and tot lots will connect the development internally as well externally via a regional trail.

The entitlement process for the Murphy Creek East development includes the following applications:

- Framework Development Plan Amendment (FDP). See FDP section for more information.
- Murphy Creek East Subdivision Filing NO. 2 Contextual Site Plan (current application and focus of this letter).
- Murphy Creek East Subdivision Filing NO. 2 (current application and focus of this letter).
- In 2019, the project team will move forward with the submittal of two CSPs and two subdivision plats for the south portion of the Murphy Creek East development area.

Current Condition

A portion of the site has been platted (Murphy Creek Filing 8). The previous plat will be vacated and replatted. The site has also been graded for development but, additional grading enhancements are needed to accommodate the current site plan.

FDP Amendment

The Murphy Creek East Framework Development Plan (FDP) was originally approved in 2002. The amendment was necessary to reflect the updated site plan and new lot standards. Gross densities and land uses were not changed in the amendment.

The current FDP provides for the following land uses (see sheet 7 of 8 of current FDP):

- Map Area A – Single Family Detached – 631 dwelling units
- Map Area B and C – Multi-Family Medium – combined total of 269 dwelling units
- Map Area D, E, F, encompass the NAC area that consists of the neighborhood park and school
- Map Area G designates the amount of open space

The boundary of the FDP was changed in 2005. A half-acre of land located south of E. Jewell Ave. and east of the Reed parcel was deeded to David and Jessica Reed (see legal description note on the FDP amendment cover sheet). This results in a total of 171.1 acres within the FDP boundary.

Neighborhood Meeting

A neighborhood meeting was held on Tuesday December 11, 2018 at Murphy Creek K-8 School. Approximately 40 people attended the meeting. The purpose of the meeting was to inform surrounding residents of the proposed FDP Amendment, present the proposed site plans for CSP 1 and CSP 2, and receive comments from the residents.

Murphy Creek East Subdivision Filing No. 2 Contextual Site Plan

Murphy Creek East Subdivision Filing No. 2 Contextual Site Plan is 11.7 acres.
 The total number and type of single family attached residential units is as follows:

- Total number of single family attached residential lots within CSP 2 – 119

Below is an illustrative rendering of the lotting plan for CSP 1 and CSP 2 (boundary of CSP in dashed red line).



A system of trails and open space will connect the development to surrounding neighborhoods, neighborhood tot lot, and future neighborhood park. The proposed townhomes will front onto shared green courts. A pedestrian trail is proposed within the central part of the townhome development as identified on the above illustration. It will connect Atlantic Avenue to a central, activated green space. Vehicular access will be by a private loop road. The proposed will have rear garages that will have alley access.

Submittal Documents for CSP 02

- Avigation Easement
- Boundary Closure Report
- Drainage Report
- Letter of Introduction
- Letter to Authorize
- Mineral Rights
- Monument Record
- Murphy Creek East Filing 2 - CSP 2 Packet
- Murphy Creek East Filing 2 – Plat
- Response to Pre-App Comments
- Tax Receipts
- Title Commitment

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.

- **The proposed development is consistent with the goals and policies of the Comprehensive Plan. The site is located with the E-470 corridor and is zoned E-470 Medium Density Residential which is a current zoning district within the E-470 district. An FDP amendment has been requested to address lot sizes, the roadway configuration and overall density.**

The proposed development plans are following the appropriate entitlement procedures as outlined in the Comprehensive Plan, zoning ordinance, and other applicable policies and plans of the City of Aurora.

The proposed land use designations are consistent with the Comprehensive Plan and Framework Development Plan.

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.

- **No, the project does not result in any undue or unnecessary burdens to the City's existing infrastructure. The proposed collector and arterial roads that are identified to be developed within and adjacent to this proposed development were identified in the original FDP document that was approved in 2001/2002. The extension of the proposed collectors and arterials has been planned since the adoption of the FDP. The development of the roads is following the appropriate policies and practices established and required by the City of Aurora.**

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.

- **The proposed density for the Murphy Creek East development was established in the original FDP in 2001/2002. The gross density is 5 dwelling units per acre. This proposal and the subsequent CSPs do not exceed that density, it remains the same or slightly lower. The Current FDP allows for a total of 894 dwelling units. This proposal is providing for 810 dwelling units. This results in 84 fewer dwelling units.**
- 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 incorporate and protect view corridors. Where reasonable, the design of the development shall maintain the approximate topographic form of major ridgelines, swales, and landforms.
 - **The proposed residential development will meet all applicable drainage, stormwater, and other required environmental requirements as specified by the City of Aurora and referral agencies. The site was graded numerous years ago in anticipation of a development proposal. The proposed landscape improvements consider the existing terrain of the site and will not create a negative impact on the existing topography. A storm water pond facility is being planned on the north side of this CSP and will act as a buffer from E. Jewell Avenue. Furthermore, there is significant landscape area on the north side that will also act as a buffer from E. Jewell Avenue.**
- 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.
 - **The landscape plan has been developed to follow the requirements established in Section 146-502 Residential Zone Districts – Development Standards and, Article 14 Landscape Ordinance of the City of Aurora.**

The landscape design concept for this CSP is consistent with the overall landscape design concepts that are planned for the Murphy Creek East development.
- 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.
 - **The site plan is a smaller site within the overall Murphy Creek East plan. The site area for the CSP is consistent to what has been established in the original FDP. A private loop road will provide vehicular access and guest parking where applicable.**

The proposed townhomes will have rear garages that are accessed via alleys. The alleys will be designed to meet the specifications as required by the City of Aurora and utility agencies.

The townhomes will front on common, landscaped green courts that will be connected with sidewalks. This will create a pedestrian focused development that will provide for an “eyes on the street” environment that was a design consideration suggested by city staff during the pre-application meeting.

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.

- **The proposed single-family residential development is following the requirements set forth in the approved, underlying E-470 zoning and the Framework Development Plan. These city ordinances and policies provide the requirements for density, setbacks, architecture, and site design. Furthermore, the development provides for the required landscape design components, such as buffers along collectors, street trees, and general landscape standards, which will improve the aesthetic quality and well-being of future residents. A pedestrian network of trails and sidewalks is planned that will contribute to the health and well-being of future residents. The required drainage, utility, traffic, and grading plans have been submitted for review for the proposed development.**

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.

- **The proposed residential development will be compatible with the design character established throughout the Murphy Creek neighborhood. The proposed architecture highlights the front door entrance for each townhome, which will be complimentary to the pedestrian focused design of the green courts. Along Atlantic Avenue, the townhomes will front the streetscape with individual sidewalks that will connect to the public sidewalk, resulting in an attractive streetscape.**

9. *Adequacy, accessibility, and connectivity of traffic and circulation plans.* The design, 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.

- **The proposed roadway and pedestrian networks follow and build on the established networks that have been designated with the original FDP and subsequent amendment. The trail network provides connections throughout the subdivision and the overall Murphy Creek East neighborhood. All public roads include sidewalks within the ROW or easements where applicable. Additional guest parking has been considered for all housing products.**

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

- a. **The project provides for public and private streets. They have been designed to meet the requirements for width, fire access, and to accommodate guest parking where possible. The submitted Public Improvement Plan and addresses roadway infrastructure improvements.**

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

- a. **The applicant, Lennar Colorado has a long history of developing quality residential projects within the Denver metropolitan area. They specifically have worked on projects within the E-470 corridor, such as Adonea and Blackstone. They bring extensive experience and expertise to this future development and are excited to bring forward this development and foster a quality neighborhood for this growing part of the City of Aurora.**