

September 30, 2021

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

## **RE: CROSS CREEK FILING NO. 5 SITE PLAN**

Dear Mr. Osoba,

On behalf of Sunrise Partners, LP, we are pleased to submit this Site Plan application for Cross Creek Filing No. 5, a residential neighborhood located at intersection of N Addison Way and E 6<sup>th</sup> Parkway. The consultants listed below have been assembled to realize this plan and we look forward to working closely with Aurora to make this new community a success.

**Applicant:**

Sunrise Partners, LP,  
100 Sheppard Ave E, 720  
North York, ON M2N 6N5 Canada  
(416) 849-3484  
David Meyerowitz

**Planner:**

Norris Design  
1101 Bannock St,  
Denver, CO 80204  
303.892.1166  
Diana Rael

**Civil Engineer:**

JR Engineering LLC  
7200 S. Alton Way, C400  
Centennial, CO 80112  
303.740.9393  
Kurtis Williams

**Landscape Architect:**

Norris Design  
1101 Bannock St,  
Denver, CO 80204  
303.892.1166  
John Norris

**Traffic Engineer:**

SM Rocha  
8703 Yeates Dr, 210  
Westminster, CO 80031  
303.458.9787  
Mike Rocha

**Photometric Engineer:**

Studio Lightning  
63 Sunset Dr.  
Bailey, CO 80421  
303.242.1572  
Jacob Bennefield

## **CONTEXT**

This plan set features two parcels on either side of the proposed N Addison Way. The land west of N Addison Way is included in order to show plans for the required detention pond and the full scope of land included in the Subdivision Plat associated with this site plan. No grading or landscape plans are included for the western land and any references hereafter to the "Site Plan" shall be to N Addison Way and the area to its east.

The site is zoned R-2, Medium Density Residential, and included in the Cross Creek Framework Development Plan, adopted in 2002 and most recently revised in 2018. As a part of the Cross Creek community this community will add to a growing residential neighborhood, with single family attached homes already built to the north, and an established community of single family detached homes to the south. The Cross Creek Community Clubhouse is directly east of the site and will serve to connect future residents with the surrounding community. To the west of N Addison Way is vacant land with Mixed Use-Corridor zoning that is included in site plan sheets for continuity with the Subdivision Plat.

## **SITE PLAN**

The Cross Creek Filing No. 5 site plan will result in a ~17-acre residential neighborhood consisting of 139 single-family detached homes and a pocket park. Homes will range in size from approximately 1,500-2,600 square feet with a variety of two-story layouts with inviting front elevations with covered porches.

All roads interior to the residential neighborhood will be private drives with 50' public access easements that include on-street parking and attached sidewalks. All homes will feature alley-loaded two-car garages and front onto local streets or greencourts or the pocket park. Greencourts are designed to provide a common recreational area for all homes fronting them, with a shared lawn located in a tract and sidewalks running on either side that connect to the local roads, as well as out to East 6th Parkway.

The pocket park within the neighborhood features a picnic shelter, open lawns, and concrete walk that circles the park and connects to street side sidewalks. Amenities within these areas will include bench and table-style seating, bike racks, trash receptacles, and pet waste stations.

The inspiration behind the landscape design forms was taken by the native Colorado landscape. Swaths of native seed surround the neighborhood in order to mimic Colorado's unique landscape, as well as mitigate extensive water use from irrigation. Connective pathways throughout this development provide access within the multifamily community. For the residents of Cross Creek Filing No.5, the amenity spaces provide a location to socialize, be active, retreat, enjoy the outdoors, and connect with nature. These amenity spaces include a large park with an activity lawn, outdoor dining areas, pet stations, benched seating, shade structures and trees. The landscape elements are designed to encourage biodiversity through a variety of plant species within the larger community.

## ADJUSTMENTS

<u>Code Section</u>	4.2.3.A.5.a. Dimensional Standards – Private Open Space on Small Residential Lots
<u>Adjustment Request</u>	The applicant requests that front porch dimensions may be reduced up to 10% from 6.0' x 8.0' to 5.2' by 7.2'.
<u>Justification</u>	<p>The UDO requires that Small Residential Lots (not fronting greencourts) provide a minimum of 180 square feet of private open space on-lot, with minimum dimensions of 10' x 10'; if this area is in the front yard, a 6' x 8' porch must be provided. While all homes will feature front porches, the applicant is requesting an Administrative Adjustment to provide relief from the 6' x 8' minimum dimensions, through a 10% dimensional reduction to 5.4' x 7.2'.</p> <p>In an effort to provide various single-family detached options to the rental market, the applicant is proposing homes of different depths on the same sized lots, throughout. The dimensions of some homes will not permit a full 6' x 8' porch depth, but can accommodate porches with 10% dimensional reductions.</p>

## APPROVAL CRITERIA

- The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

*The Cross Creek Filing No. 5 neighborhood is a part of the Cross Creek Framework Development Plan. The design is fully compliant with the FDP/Master Plan, and with the UDO on any details not included in the FDP/Master Plan.*

- b. The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.

*As a part of the Cross Creek plan, infrastructure already surrounds the site, including the existing E 5<sup>th</sup> Avenue and E 6<sup>th</sup> Parkway. This project will include the construction of N Addison Way and the detention pond located at the southwest corner of N Addison Way and E 5<sup>th</sup> Avenue.*

- c. Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.

*The site is designed to send any runoff water that cannot be accommodate through natural filtration into the detention pond at the southwest corner of N Addison Way and E 5<sup>th</sup> Avenue. The site is not impacted by riparian corridors, wetlands, or floodplains.*

- d. The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

*This neighborhood will provide roadway and pedestrian connections between the communities to the south and north and provide additional means of accessing the Community Clubhouse. The community also provides multiple sidewalk connects*

- e. The application is compatible with surrounding uses in terms of size, scale and building façade materials.

*The neighborhood will be compatible with the nearby mixed-use and residential developments, with maximum building heights of 38-feet per the UDO, pedestrian-scale massing, and traditional residential façade materials.*

- f. The application mitigates any adverse impacts on the surrounding area to the degree practicable.

*As a part of the Cross Creek community, the site will be contributing to, rather than adversely impacting the neighborhood, as it is fulfilling the intent of the Master Plan.*

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

Sincerely,



Elyse Appelgate  
Project Manager | Norris Design