

June 29, 2022

City of Aurora - Planning and Development

Laura Rickhoff
 15151 E. Alameda Parkway, Suite 5200
 Aurora, CO 80012

Re: Letter of Introduction for Trails at Overland Ranch

Ms. Laura,

On behalf of Richmond American Homes and Pulte Group, we are pleased to submit this Site Plan application for Filing 1 at Trails at Overland Ranch located within the City of Aurora. Enclosed please find the submittal items requested.

The following team members contributed to this submittal:

<p>Owner / Developer: ACJ Partnership, Alpert Corporation 7800 E. Union Avenue, Unit 420 Denver, CO 80237</p>	<p>Applicant: Richmond American Homes Jason J.W Pock 4350 S. Monaco Street Denver, CO 80237 720-977-3827 Jason.Pock@mdch.com</p>	<p>Applicant: Pulte Group Glenn Nier 7390 South Iola Street Englewood, CO 80112 303-257-9629 Glenn.Nier@PulteGroup.com</p>
<p>Civil Engineer: JRE Engineering, LLC Kurtis W. Williams 7200 S Alton Way, Ste. C400 Centennial, CO 80112 303-740-9393 kwilliams@jrengineering.com</p>	<p>Planning & Entitlements: Norris Design Samantha Pollmiller 1101 Bannock Street Denver, CO 80204 303-892-1166 spollmiller@norris-design.com</p>	<p>Landscape Architect: Norris Design John Norris 1101 Bannock Street Denver, CO 80204 303-892-1166 jnorris@norris-design.com</p>
<p>Traffic Engineering Aldridge Transportation Engineering & Planning John Aldridge 1082 Chimney Rock Road Highlands Ranch, CO80126 303-703-9112 john@atceng.com</p>	<p>Surveying JRE Engineering, LLC Kurtis W. Williams 7200 S Alton Way, Ste. C400 Centennial, CO 80112 303-740-9393 kwilliams@jrengineering.com</p>	

Trails at Overland Ranch fuses contemporary life on the prairie with the celebrated heritage of the Overland Trail. 'Home' is the center of gravity in the community as a respite for relaxing life, with bright colors and welcoming porches that invite neighbors to gather. Modern materials blend with natural and rustic elements rooting this community in the past all while living in the present. Meandering trails through agrarian and natural landscapes bring residents to the edge of the prairie and off the beaten path. Abundant open space creates wide-open views in every direction for a "live in the elements" feel in through both sunny days and starry nights.

The Trails at Overland Ranch is a 360+ acre medium-density single-family residential community located east of Monaghan Road and north of County Line Road. in southeast Aurora, Colorado. The community includes a mix of single-family detached and attached/paired residences, parks, amenities, and trails.

The community is currently situated on edge of the prairie and bordered by both developed and undeveloped lands. West of the community is Blackstone community and golf club. North and east of the community is natural, undeveloped lands located within unincorporated Arapahoe County. These lands are owned by the State of Colorado and will remain open grazing lands. South of the community is additional natural undeveloped lands located within unincorporated Elbert County.

Private Pocket Parks and Neighborhood Activity Centers are located throughout the community within easy quarter-mile walking distance from most residences. In addition, two (2) Neighborhood Parks are central to the community, the eastern one is located within a larger open space corridor, providing views and easy access from the trail system. The western one has larger open space, slated for open style programming such as a soccer field and includes a 30' trail corridor along the southern edge. Both Neighborhood Parks are proposed to be included as part of future applications. Major open space corridors are provided through north-south drainage fingers. These areas serve as natural boundaries between neighborhoods and provide significant view corridors. The trail system within overland trails provides off street pedestrian and cyclist connections through the open spaces and along the internal roadways providing residents with access to the Parks and internal points of interest.

Description of Land Use

Filing 01 is the first filing within the larger Trails at Overland Ranch community and includes the Overland Spirit and portions of Porch View neighborhoods, established with the Trails at Overland Ranch Master Plan. The Overland Spirit neighborhood, located along the westernmost edge of the community embraces the history and cultural significance of the Overland Trail and the frontier spirit. The Porch View neighborhood welcomes residents and visitors alike as safe respite from the hustle and bustle of daily life and is characterized through distinguished front porches and welcoming entrances as well as areas for community gathering.

Filing 01 proposes a collection of front-loaded single-family homes. There are five different home types in Filing 1 with lot widths ranging from 45' to 60'+. Two pocket parks are proposed as well as a future Administrative Activity Center (AAC). This AAC is located near the main entrance of the community from Monaghan Road and will include a private amenity and park. This space will be designed as part of a future Site Plan application.

Location and Size of the Project

The Trails at Overland Ranch, filing 01 is a 68.3-acre R-1 or Low-Density Single-Family Residential community. Filing 01 is located on the western side of the Community at the intersection of Monaghan Road and County Line Road. The Filing 01 is accessed from Monaghan Road to the west with a collector road that loops throughout the neighborhood serving as main circulation. Additional circulation is provided through a system of internal local roadways organized in walkable, pedestrian-friendly blocks. Pedestrian circulation is provided through detached walks paralleling the roadways as well as a network of trails and paths connecting residents to a variety of parks, neighborhood amenities, and open space corridors.

Architecture

Homes within the community include a mix of single-family detached and single-family attached homes. All homes front onto either a public road or shared green court and include a prominent entry with welcoming covered porches or stoops. Homes will line the streets with an eclectic mix of elevations pulling from classic Colorado influences such as prairie, craftsman, ranch, and farmhouse styles. Elevations will reflect these styles through a variety of colors, materials, and architectural features. Enhanced elevations shall be required on homes with facades that front, side, or back to parks and open spaces areas, as well as collector and arterial roadways.

Architecture of this application will comply with the Approved Master Plan.

Intensity of Development

The proposed residential for this first phase of development includes 288 single-family homes with lot widths ranging from 45' to 60'. The overall density of the area is 4.2 dwelling units per acre (288 units over 68.3-acres).

Waiver Requests

No waivers are being requested at this time.

Approval Criteria

The Trails at Overland Ranch Filing 01 project conforms to the Site Plan Approval Criteria required by Code Section 146-5-4) through the following:

- (a) 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.

Response: The Trails at Overland Ranch Filing 1 residential neighborhood is a part of the Trails at Overland Ranch Master Plan, which is scheduled for Administrative Approval on May 25, 2022, 2022. The site plan proposed is fully compliant with the Master Plan, and with the UDO on any details not specifically identified with in approved 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.

Response: The infrastructure proposed with this Site Plan has been analyzed against city, state, and industry standards to ensure that improvements proposed are adequate to properly serve the users.

- (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.

There are no existing floodplains, streams, or arroyos on site, however there are existing drainage channels throughout. These areas will remain intact providing spaces for views and opportunities for trail corridors.

Response: There are no existing floodplains, streams, or arroyos on site, however there are existing drainage channels throughout. These areas will remain intact providing spaces for views and opportunities for trail corridors.

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



Response: The Site Plan proposes a multitude of off-street pedestrian corridors that are part of a larger trail network serving the area. These corridors will facilitate safe pedestrian circulation to and from key points of interest within the community as well as connect users to offsite locations as part of the regional trail system. In addition, bike lanes are provided as part of The Residential Parkway, Three-Lane Collector, County Line Road, Two-Lane Collector, and Monaghan Road improvements (Re: Public Improvement Plan).

(e) The application is compatible with surrounding uses in terms of size, scale and building façade materials. *The Trails at Overland Ranch neighborhood will be compatible with the nearby commercial and residential developments, with maximum building heights of 35 feet, pedestrian-scale massing, and traditional residential façade materials.*

Response: The Trails at Overland Ranch neighborhood will be compatible with the nearby commercial and residential developments, with maximum building heights of 35 feet, pedestrian-scale massing, and traditional residential façade materials.

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

Response: Negative impacts associated with the development of Filing 01 of Trails at Overland Ranch are limited to standard impacts from construction and new development. Adverse impacts shall be mitigated, where possible to ensure the health, safety, and welfare of the future residents as well as development crews.

We look forward to working with the City of Aurora on creating another unique community.

If you have any questions or concerns regarding the application, please feel free to contact me.

Sincerely,
Norris Design

Samantha Pollmiller
Principal