



Landscape Architecture • Planning • Entitlements

December 21, 2020

Ms. Heather Lamboy, Planning Supervisor
Mr. Eric Sakotas, Planner II
City of Aurora Planning and Development Services
15151 E. Alameda Parkway
Aurora, CO 80012

RE: *Murphy Creek GDP Planning Area 3E(South) - Letter of Introduction*

Dear Ms. Lamboy and Mr. Sakotas,

Henry Design Group, Inc., on behalf of Montano Homes, the potential builder of Murphy Creek parcel PA-3E (South) is pleased to submit this Site Plan Letter of Introduction for the development of 54 Paired Home lots on 9.45 acres.

Project Description

The site is located at the northeast corner of S. Gun Club Road and E. Louisiana Parkway. The site is bordered to the west by S. Gun Club Road, to the south by E. Louisiana Parkway, to the east by the Murphy Creek Golf Course and to the north by a drainage corridor and the north portion of Planning Area 3E. The parcel is indicated on the Murphy Creek General Development Plan (GDP) Amendment No. 1 as Planning Area 3E.

The proposal is for a total of 54 paired homes located within 27 structures. Each home is accessed by a rear loading two-car garage from an alley within an access and utility easement. As such the homes either front on a green court, open space, the Murphy Creek Golf Course, or the private street cul-de-sac. The number of homes proposed are less than the permitted density for the site and is a permitted use within the assigned land use category as designated by the Murphy Creek GDP. The site is in a developing portion of Murphy Creek.

Access to the site is provided from E. Louisiana Parkway to a private cul-de-sac. An emergency vehicle access is provided at the southeast corner of the site providing a second point of access for life safety services. The street classification of both S. Gun Club Road and E. Louisiana Parkway limit multiple intersections to the site due to spacing requirements. An internal loop private drive provides access to the homes and connectivity through the site.

Two pocket parks are provided for passive recreation activities. Sidewalks and trail connections provide pedestrian access through the site and along the drainage corridor with connections to the sidewalks along E. Louisiana Parkway and Gun Club Road. Additional improvements will provide missing links in the sidewalks along the perimeter streets.

Twenty-five-foot-wide landscape buffers are provided adjacent to the Golf Course, Gun Club Road and E. Louisiana Parkway. No perimeter fencing or signage is proposed.

Approval Criteria

The Site Plan complies with the following Approval Criteria as stated in Section 146-5-B-2-(b) of the City of Aurora Unified Development Ordinance as follows:

- The proposal provides housing in the Murphy Creek Emerging neighborhood as defined in the "Place Type" of Aurora Places.
- Proper consideration has been given to the surrounding area.
- The proposal provides housing in close proximity to existing facilities and jobs allowing residents to reduce travel time between work and home.
- The Site Plan was designed in accordance with the Dimensional Standards of the Murphy Creek GDP and design standards as required by the UDO.
- Access and Connectivity is provided in accordance with City Standards, the Murphy Creek GDP and street networks as provided by adjacent planning areas.
- The Site Plan is in compliance with the Murphy Creek GDP - Planning Area 3E is defined as Multi-family Small/Commercial.
- Planning Area 3E is an infill parcel within the Murphy Creek neighborhood as the parcel is surrounded by the Murphy Creek Golf Course and existing road infrastructure.
- The proposed development provides improvements to existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems.

In summary, the intent is to maintain the quality of the existing Murphy Creek neighborhood and fit into the fabric of the community by providing a compatible use, enhanced landscaping, and architectural details. If you have any questions, please feel free to reach out to the project team:

Applicant:

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Thank you for your time and efforts in reviewing this proposal and we look forward to continuing to work with you and the City of Aurora to see this emerging neighborhood to completion.

Best regards,



Karen Z. Henry, Principal