



PARKLANDS VILLAGE 1 SITE PLAN AND PLAT NO. 3

Dear Stacy Wasinger,

On behalf of NL Village I Land Co LLC, we are pleased to submit the Site Plan and Subdivision Plan applications for The Parklands, Village 1, Site Plan and Plat NO.3 a community located at the southeast corner of E. Harvest Road and E. Jewell Ave. in eastern Aurora.

INTENT

Parklands Master Plan (Formally apart of the Eastern Hills FDP) was approved by the Aurora and recorded with the county. Parklands, Village 1, Site Plan and Plat NO.3 consists of planning areas 1G,1H,1I, and 1J of the Master Plan and is a part of the Village 1 Neighborhood 2 - Homestead.

The plan encompasses 77.79 acres. Of the 77.79 acres 31.89 acres are single family lots; 18.14 acres are landscape area, 7.39 acres are hardscape area, and 20.37 acres are detention area.

The proposed 242 single family residential homesites range from 5,060 sq.ft. – 12,160 sq.ft. These homesites are comprised of single-family detached homes. Of the 242 homes all are located in planning areas 1G,1H,1I, and 1J. Planning areas 1G,1H,1I, and 1J do not exceed the maximum allowed number of units allowed per the Master Plan.

TEAM

Owner/ Applicant

NL Village I Land Co LLC
8678 Concord Center Dr Unit 200
Englewood, CO 80112

Landscape Architecture/ Planning

Terracina Design
10200 E. Girard Ave., Suite A-314
Denver, CO 80231
Contact: Layla Rosales (303) 632-8867

Surveyor

Aztec consultants, inc.
300 E. Mineral Avenue, Suite 1
Littleton, Colorado 80122

Civil Engineering/Traffic/

Kimley-Horn
6200 S. Syracuse Way, Suite 300
Greenwood Village, CO 80111

APPROVED MASTER PLAN ADJUSTMENTS - SMALL LOTS

Parklands Village 1 Site Plan 3 is a part of the approved Parklands Master plan and is within Village 1 and Neighborhood Homestead as defined by the Master Plan. This is the first site plan within the neighborhood and the plan falls under the approved master plan adjustment for small lots as described in the approved Master Plan and stated below. We are following the criteria, items 1-6, set forth in the approved master plan for the adjustment of small lots from 50% to 65%. The small lot percentage is based on the total allowed units within Village 1 Neighborhood 2 – Homestead, not just within site plan 3. The availability for small lots in future site plans within neighborhood 2 (Homestead) will be impacted by the number of small lots in site plan 3, future site plans are subject to change. See chart breakdown below, as well as the attached small lot exhibit.

SMALL LOT DATA			
Homestead Neighborhood Master Plan Approved Number of Units	Allowed Number of Small Lots (65%)	Proposed Number of Small Lots (Filing 3)	Remaining Allowed Number of Small Lots
994	646	106	540

Master Plan Adjustment is as Follows:

Adjustment request: Increase small lot percentage from 50% to 65%. (Adjustment to the UDO Section 4.2.3.A.3.d)

The purpose of this adjustment is to create a diverse community with a variety of housing types and price points. A thriving community draws people in all stages of life from a first-time homebuyer to empty nester looking to downsize and everything in between. An increase of density allows Parklands to offer a wide variety of housing options for every lifestyle including for-rent apartments, townhomes, paired homes, and motor court homes, and move-up and executive housing. Integrating these different homes in a fine-grained pattern throughout the community creates an aesthetically pleasing streetscape dominated by front porches instead of garage doors. A robust street network and close proximity to open space are key components to create a high value neighborhood with increased density.

Neighborhoods are identified in the Master Plan and are approximately 160 acres in size. All “small lot” requirements (UDO Section 146-4.2.3.A) will be applied on a per neighborhood basis. The adjustments for increased percentage of small lots and required mitigation are also applied per neighborhood basis including adjustments for the various small lot requirements such as amounts and distribution of small lots, garage mitigation, product mix, etc. The expectation is that the adjustments for “small lots” must be requested in conjunction with the neighborhood’s first Site Plan, or the neighborhood will follow UDO requirements.

For any neighborhood exceeding 50% small lots the following criteria shall apply.:

1. Parks or programmed open space, minimum ½ acre in size, shall be located not more than ¼ mile walking distance from any homesite.
2. Maximum block length, as defined in the UDO, shall not exceed 1,000 feet without being bounded by a street on all sides. Any block greater than 700 feet in length shall include a pedestrian tract, with a minimum 5' walk, not less than 60 feet in width. Exceptions for regional improvements including but not limited to drainage, school sites, parks, and natural features will be considered at time of Site Plan.
3. Maximum block width shall not exceed 300 feet as bounded by two streets. Exceptions for regional improvements including but not limited to drainage, school sites, parks, and natural features will be considered at time of Site Plan.
4. Maximum continuous frontage of any housing type along an arterial shall be 1,000 feet. Housing type shall be defined per Table 4.2-8 except for green courts and motor courts. They shall be defined as different housing types for purposes of this adjustment.
5. Groupings of housing types shall be dispersed throughout the neighborhood. No more than 2 contiguous blocks or 80 lots, whichever is greater, of the same housing type may be grouped together. Contiguous is defined as any set of blocks that share a public or private right-of-way. The same housing type caddie corner is acceptable. Refer to diagram.
6. Each housing type shall compromise a minimum of 10% of the total number of homes in a neighborhood.

MAJOR SITE PLAN SUBAREA C CONFORMITY WITH SECTION 5.4.3.B.2.c.i

i. *General.* The Major Site Plan shall be approved only if:

(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.

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. During the Master Plan Process, conformity with the comprehensive plan was determined, this site plan follows the uses, densities, etc. set forth in the 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.

The Master Plan process studies the impacts to infrastructure. These studies were used to design a site plan that provides infrastructure that adequately serves the capacity of the proposed and surrounding developments. A PIP was approved as part of the Master Plan which this site plan follows.

(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 area around site plan 3 has not been shown to have significant natural resources, or sensitive areas other than Coal Creek. Pond C, adjacent to Coal Creek is located outside the 100 year flood plain and has been designed to filter and release water at rates per the drainage report into coal creek.

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

The proposed site has a portion of the Coal Creek regional trail that will be used to connect surrounding sites as well as future connection to other regional trails in the area for pedestrian and bicyclist circulation.

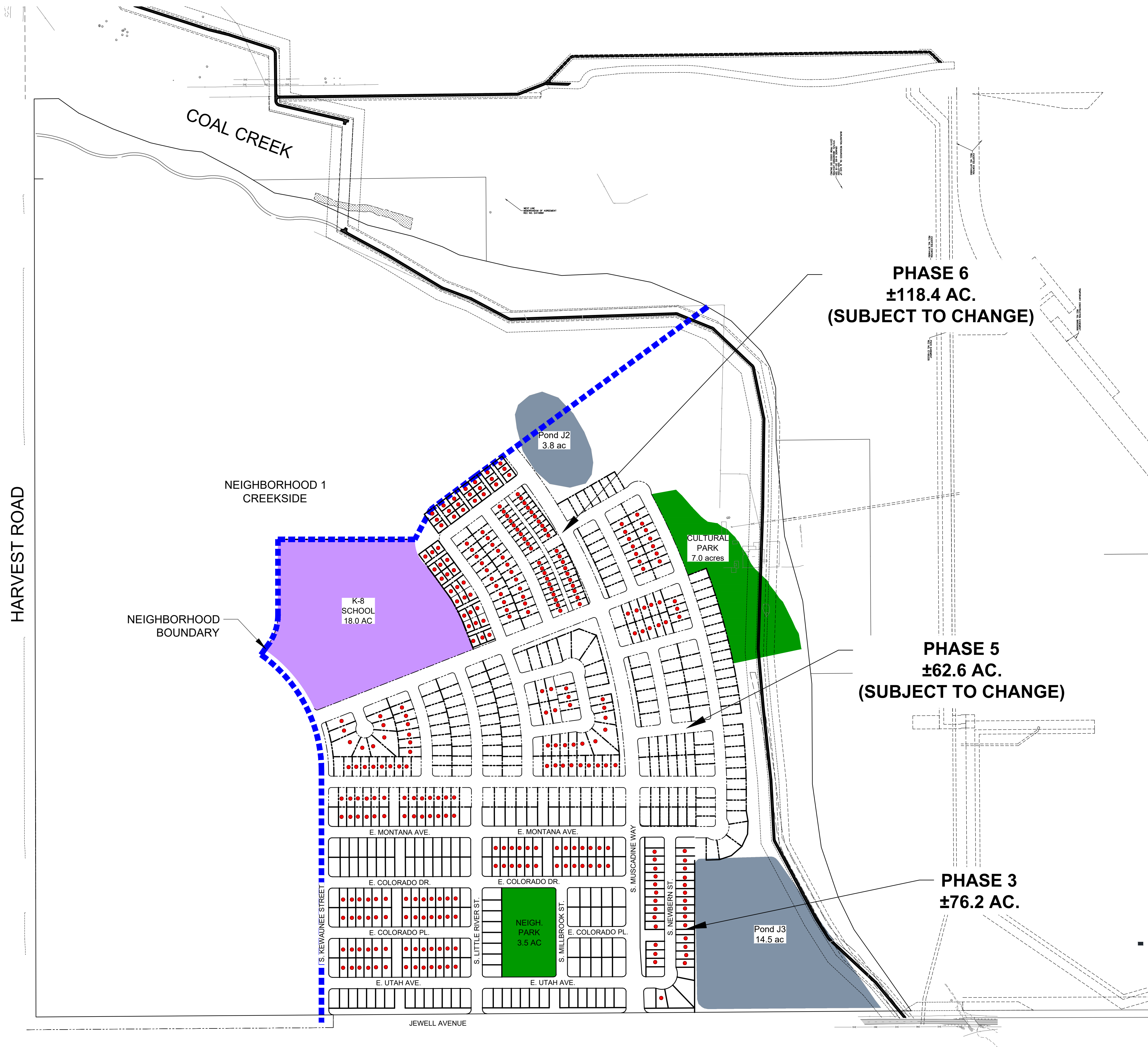
(e) The application is compatible with surrounding uses in terms of size, scale and building façade materials.

The site plan does not include any architectural plans; however, the landscape will meet or exceed all the Aurora requirements to create a community that is aesthetically pleasing while also utilizing water sensitive design.

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

The proposed site has adequate buffers and is similar in land use to the surrounding land uses to minimize any impacts to the surrounding neighbors.

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NEIGHBORHOOD 2 SMALL LOT YIELD		
Product	Units	Percentage
Small Lots	315	51.5%
Standard Lots	297	48.5%
TOTAL	612	

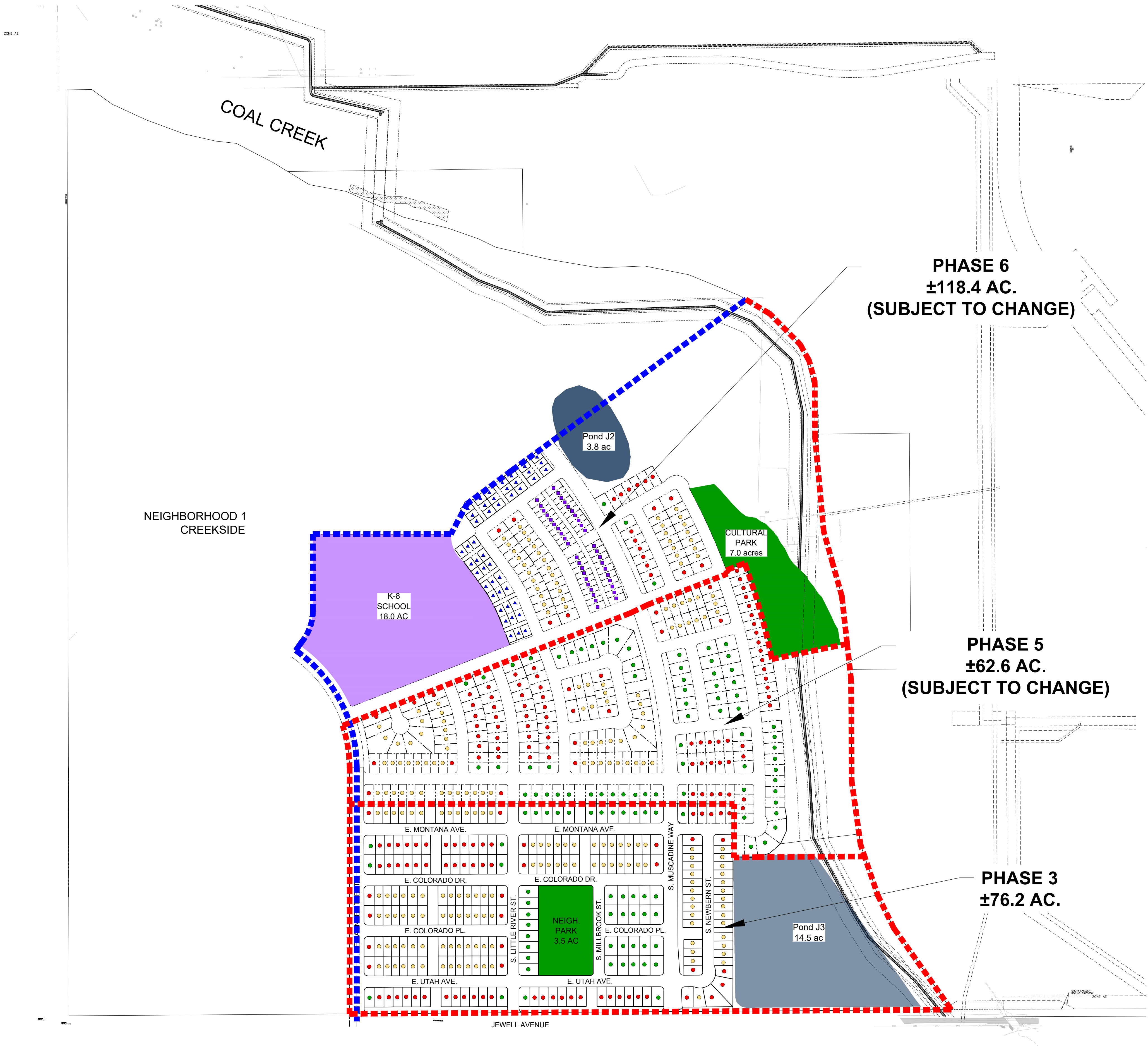
NEIGHBORHOOD 2 - SMALL LOT EXHIBIT

PARKLANDS
AURORA, CO

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PARKLANDS

NEIGHBORHOOD 2 YIELD



NEIGHBORHOOD 2		
Product	Units	Percentage
● LARGE, FRONT-LOADED SINGLE-FAMILY	118	19.3%
● STANDARD, FRONT-LOADED SINGLE-FAMILY	180	29.4%
● SMALL, FRONT-LOADED SINGLE-FAMILY	229	37.4%
▲ SINGLE-FAMILY DETACHED, ALLEY-LOADED, MOTORCOURT	45	7.4%
■ ALLEY LOADED TWO-FAMILY (DUPLEX)	40	6.5%
Total	612	100%

