



February 17, 2025

City of Aurora – Planning Department  
 Debbie Bickmire  
 15151 E. Alameda  
 Parkway, 2<sup>nd</sup> Floor  
 Aurora, Colorado 80012

**Re: Letter of Introduction for The Aurora Highlands Lennar Phase 2 Site Plan**

Ms. Bickmire:

On behalf of the Applicant, Lennar Colorado, I am pleased to submit this Letter of Introduction for Lennar Phase 2 Site Plan at The Aurora Highlands.

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

<p><b>Owner / Master Developer:</b>          Lennar Colorado          Jack Beckwitt          9193 Jamaica Street, 4<sup>th</sup> Floor          Englewood, CO 80112          303.486.5053  <a href="mailto:Jack.Beckwitt@Lennar.com">Jack.Beckwitt@Lennar.com</a></p>	<p><b>Applicant / Builder:</b> Lennar Colorado          Jack Beckwitt          9193 Jamaica Street, 4<sup>th</sup> Floor          Englewood, CO 80112          303.486.5053  <a href="mailto:Jack.Beckwitt@Lennar.com">Jack.Beckwitt@Lennar.com</a></p>	<p><b>Civil Engineer:</b>          Matrix Design Group          Jeff Killion, P.E.          707 17<sup>th</sup> Street, STE 3150          Denver, CO 80202          303.226.7832  <a href="mailto:Jeff.Killion@matrixdesigngroup.com">Jeff.Killion@matrixdesigngroup.com</a></p>
<p><b>Planner:</b>          Matrix Design Group          Tom Kopf          707 17<sup>th</sup> Street, STE 3150          Denver, CO 80202          303-502-0200  <a href="mailto:Thomas.Kopf@matrixdesigngroup.com">Thomas.Kopf@matrixdesigngroup.com</a></p>	<p><b>Landscape Architect:</b>          Matrix Design Group          Tom Kopf          707 17<sup>th</sup> Street, STE 3150          Denver, CO 80202          303-502-0200  <a href="mailto:Thomas.Kopf@matrixdesigngroup.com">Thomas.Kopf@matrixdesigngroup.com</a></p>	<p><b>Surveyor (for future platting):</b>          Aztec Consultants, Inc.          Brady Moorhead          300 E. Mineral Ave, #1          Littleton, CO 80122          303.327.7499  <a href="mailto:bmoorhead@aztecconsultants.com">bmoorhead@aztecconsultants.com</a></p>

**Site Location:**

Lennar Phase 2 is an 80.7-acre single family residential community located in northeastern Aurora, Colorado. The community is generally located at the northeast corner of 26<sup>th</sup> Avenue and Warm Springs Avenue in the Aurora Highlands development.

**Project Overview:**

The project will consist of 361 dwelling units with 267 single family units and 94 alley loaded duplex units.

*Excellence by Design*

**Amenities:**

The site includes a Neighborhood Activity Center (NAC), required nodes along the trails, and sidewalk stubs to the future trail to be located in between PA-79.

**Public Art:**

Per the MP, no public art is proposed in this application and will be installed and designed by Site Plan at a later date.

**Approval Criteria:**

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 application retains compliance with the UDO, the approved MP for the community as well as the City's Comprehensive Plan, Aurora Places. The proposal is consistent with Aurora Places Emerging Neighborhoods Placetype as the community provides necessary infrastructure to support a mix of residential options for buyers which in turn will support future, planned retail, restaurants, commercial, and other neighborhood services.*

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.

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 design of this Site Plan intends to minimize the impact to the existing topography and maintain the drainage patterns outlined in the approved Master Drainage Study (approved with MP), where applicable. There are no intended negative impacts to environmentally sensitive areas as outlined above.*

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

*This site plan is designed to successfully accommodate both pedestrian and vehicular connectivity as outlined in the Traffic Impact Study. We understand that the open space and trail network are key design elements in every development parcel linking residents to community amenities such as nearby parks, schools, and future commercial centers.*

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

*This application is compatible with the surrounding uses as represented in the MP and other master studies.*

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

*There are no anticipated adverse impacts associated with the proposed Site Plan application.*

**Adjustments:**

No adjustments are being requested at this time.

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We look forward to working with the City of Aurora on the review and approval of these next phases of The Aurora Highlands. Feel free to contact me with any questions or request for additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff Killion', with a stylized flourish at the end.

Jeff Killion, PE  
Matrix Design Group, Inc.

cc: 24.1099.010, Task 2.0