



Planning and Development Services Department
15151 E Alameda Pkwy, 2nd Floor
Aurora, Colorado 80012
(303) 739-7217

Case Mgr
Case Number
Quarter Section
AMANDA Row ID

MYLAR CHANGE APPLICATION FORM

(NOTE: Please call the Planning Information Desk at 303.739.7217 to prior to submitting this application.)

Applicant Information

An applicant must either be the property owner or the owner's authorized representative. (See signature line below.)

Name THK Associates, Inc. - Julie Gamec
Address 2953 S. Peoria Street, Suite 101
Aurora, CO 80014
Phone 303-770-7201
Email jgamec@thkassoc.com

Property Owner

If the applicant is not the owner, please fill out these lines. Otherwise write "SAME".

Name GB Capital - Geoff Babbitt
Address 2993 S. Peoria Street, Suite 105
Aurora, CO 80014
Phone 303-901-1414
Email geoff@gbcapitalllc.com

Property Information

Address Adjacent to De Gaulle Street and northeast of Aurora Parkway - Known as Sorrel Ranch School Site
Existing Use Vacant

Proposed Changes

Change "School" use to "SFD 5.2 DU/AC, 41 DU" on Sheets 1, 3 and change "School" to "Single Family Residential" on Sheet 6.

Applicant's Signature

I certify that I am the owner or a representative authorized to request the changes listed above. An original or electronic signature is required.

Applicant's Signature 

3-23-2020
Date

Notice to Applicants: Use this form to apply for a minor Mylar Change to an existing Site Plan. Fees may be paid with a check made out to "City of Aurora" or online payment may be made after application submission. Be sure to discuss the proposed changes with a Planning Department representative prior to submitting the application. Faxed applications will not be accepted.

This Section for City Use Only

Site Plan _____

Amount of application fee paid ☐ \$205.00 (5 sheets maximum)

Conditions/Notes

Planning Department Action

☐ Approved ☐ Approved w/conditions

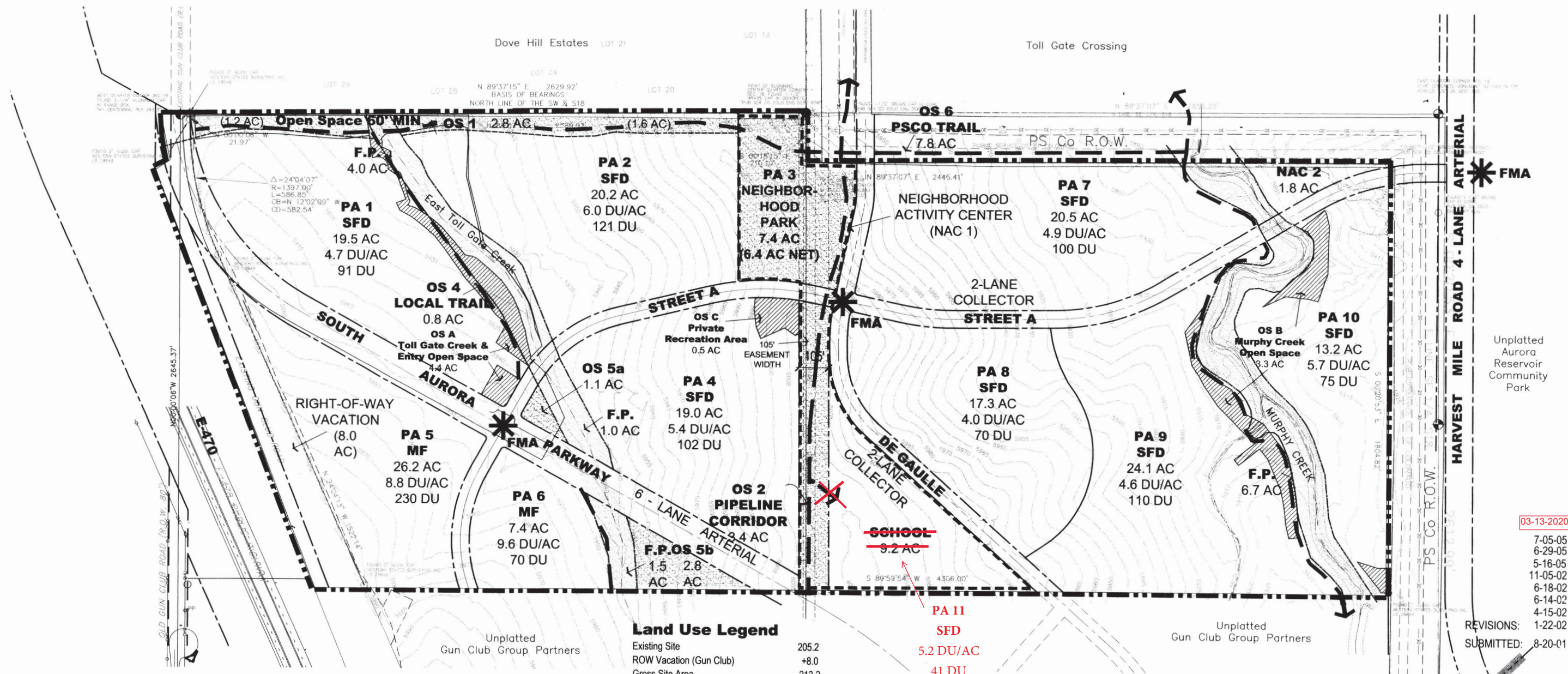
☐ Approved for Site Plan Extension

Date File Retired _____

Signed: Principal or Senior Planner _____ Date _____

Sorrel Ranch

PART THE SOUTH 1/2 OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
FRAMEWORK DEVELOPMENT PLAN



NOTES

The community park land dedication requirement of 2.7 acres will be met with a cash-in-lieu-of-land settlement to be approved by the City of Aurora Parks Department.

PREPARED FOR:
DEVELOPER
THE JAMES COMPANY
2919 VALMONT ROAD
BOULDER
COLORADO 80301
303-443-6666
MELINDA BARTLETT

PREPARED BY:
PLANNER
THK ASSOCIATES, INC.
2953 S. PEORIA ST.
SUITE 101
AURORA, CO 80014
303-770-7201
ED HYATT
Julie Gamec

CIVIL ENGINEER
JR ENGINEERING
6020 GREENWOOD PL BLVD
ENGLEWOOD, CO 80111
303-740-9393
KURTIS WILLIAMS

LEGEND

F.P. FLOOD PLAIN
O.S. OPEN SPACE
P.A. PLANNING AREA
FMA FULL MOVEMENT ACCESS

Land Use Legend

Existing Site	205.2			
ROW Vacation (Gun Club)	+8.0			
Gross Site Area	<u>213.2</u>			
Toll Gate Creek Flood plain	-6.5			
Murphy Creek Flood plain	<u>-6.7</u>			
Adjusted Site Area	200.0			
Land Use	Planning Area	Acres	Density	Dwelling Units
SFD	PA 1	19.5	5.2	102
SFD	PA 2	20.2	6.0	121
SFD	PA 4	19.0	5.4	102
MF	PA 5	24.0	9.6	230
MF	PA 6	7.4	9.6	70
SFD	PA 7	20.5	4.9	100
SFD	PA 8	17.3	4.0	70
SFD	PA 9	24.1	4.6	110
SFD	PA 10	13.2	5.7	75
NEIGHBORHOOD PARK		7.4	NA	NA
OPEN SPACE (See detail at right)		17.3	NA	NA
SCHOOL		9.2		
TOTAL		200	4.9	980

Open Space

OS 1 Buffer-Dove Hill	2.8	net ac
OS 2 Pipeline Corridor	3.4	
OS 3 Murphy Creek Trail	1.3	
OS 4 Toll Gate Creek Open Space	0.8	
OS 5 Private Open-Space	2.2	
Open Space Subtotal	10.5	
PSCo Trail	7.8	
(Open space credit for improving off-site trail.)		
Total Open Space	25.6	

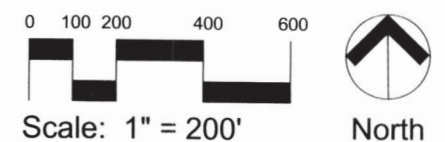
Average Density & Allowances

Med. Density Residential Area	200 AC
Medium Density Theme Allowed DU = 200 x 5du/ac =	1000 DU
Medium Density Theme Proposed DU =	968 DU
Average Density	4.8 DU/AC
Small Lots Allowed (35 % of total SFD du)	233 (35% of 668)
Small Lots 5,000-4,500 SF	23 (10% of total allowed small lots)
Multi-Family Allowed (30% of total allowed du)	300 (30% of 1,000)

03-13-2020
7-05-05
6-29-05
5-16-05
11-05-02
6-18-02
6-14-02
4-15-02
1-22-02
REVISIONS:
SUBMITTED: 8-20-01

Sorrel Ranch Framework Development Plan

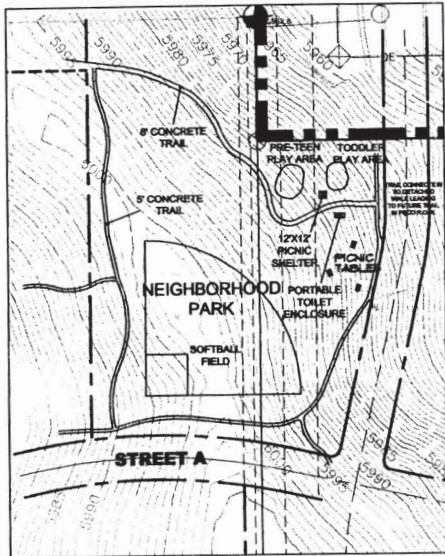
thk associates, inc.
2953 S. Peoria St., Ste 101
Aurora, Co. 80014
303-770-7201 FAX 770-7132



Scale: 1" = 200'

SHEET 1 OF 4

Neighborhood Park



NEIGHBORHOOD PARK FEATURES:
Separate playgrounds for tots and pre-teen
Enclosure for portable toilets
Picnic Shelter (min 12'x12')
Picnic Tables on concrete pads (min. 2)
Connect park to adjacent trails.
Park to be constructed before first Certificate of Occupancy for adjacent filing.

Public Land Dedications

REQUIREMENT				
Neighborhood Park	3ac/1000 pop	2.65 persons/du for SFD		
Community Park	1.1ac/1000 pop	2.2 persons/du for MF		
Metro District Requirement	7.8/1000 pop			
Non-Parkland Dedication	1% of Site			
Non-Residential	2% of non-residential area			
NEIGHBORHOOD PARK				
	# of Units or Acres	Residents per Unit	Projected Population	Acres
SFD DU	668 du X	2.65	= 1770	X 3ac/1000 = 5.3
MF DU	300 du X	2.2	= 660	X 3ac/1000 = 2.0
Totals	968 du		2430	
TOTAL PARK ACREAGE REQUIRED				7.3
METRO DISTRICT				
Metro District Calculation	Projected Population	Acres		
7.8ac/1000 population	2430	X 7.8ac/1000 =		19.0
NON-PARK DEDICATION				
1% of Site	200 ac	X 1% =	2	
2% of Non-Res.	0 ac	X 2% =	0.0	
TOTAL NON-PARK				2.0
TOTAL DEDICATION				21.0
COMMUNITY PARK (CASH-IN-LIEU)				
SFD DU	668 du X	2.65	= 1770	X 1.1ac/1000 = 1.95
MF DU	300 du X	2.2	= 660	X 1.1ac/1000 = 0.73
				2.67

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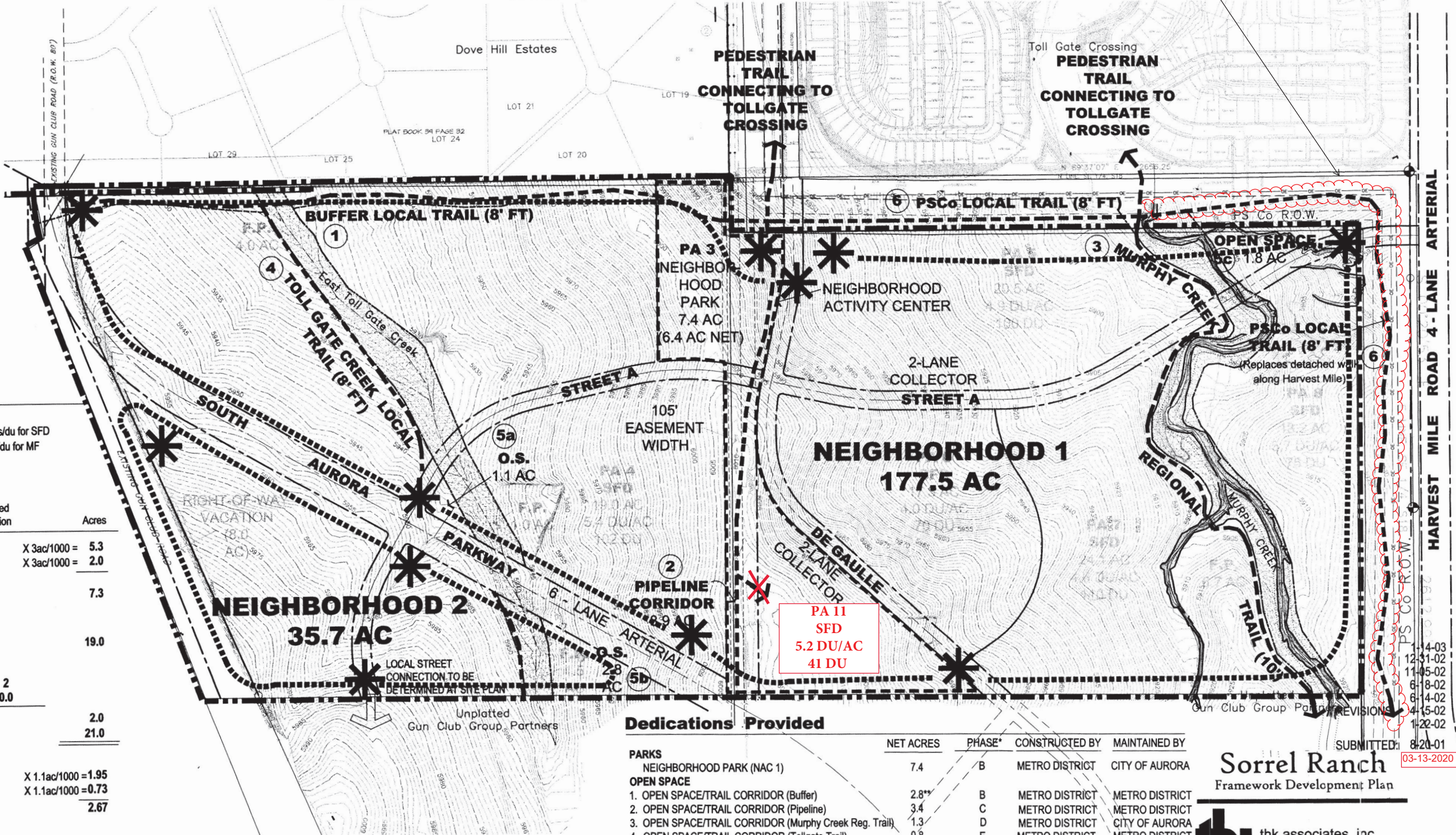
LEGEND

- F.P. FLOOD PLAIN
O.S. OPEN SPACE
P.A. PLANNING AREA
PEDESTRIAN CIRCULATION
NEIGHBORHOOD ENTRY
NEIGHBORHOODS

NOTE:
The community park land dedication of 2.7 acres will be met with a cash-in-lieu settlement to be approved by the City of Aurora Parks Department.

Sorrel Ranch

PART THE SOUTH 1/2 OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
PUBLIC LAND DEDICATION/PEDESTRIAN TRAIL/NEIGHBORHOOD



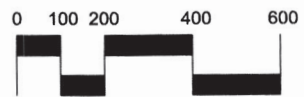
Dedications Provided

	NET ACRES	PHASE*	CONSTRUCTED BY	MAINTAINED BY
PARKS				
NEIGHBORHOOD PARK (NAC 1)	7.4	B	METRO DISTRICT	CITY OF AURORA
OPEN SPACE				
1. OPEN SPACE/TRAIL CORRIDOR (Buffer)	2.8**	B	METRO DISTRICT	METRO DISTRICT
2. OPEN SPACE/TRAIL CORRIDOR (Pipeline)	3.4	C	METRO DISTRICT	METRO DISTRICT
3. OPEN SPACE/TRAIL CORRIDOR (Murphy Creek Reg. Trail)	1.3	D	METRO DISTRICT	CITY OF AURORA
4. OPEN SPACE/TRAIL CORRIDOR (Tollgate Trail)	0.8	E	METRO DISTRICT	METRO DISTRICT
5. PRIVATE OPEN SPACE	(5.7)			
a.	1.1	B	METRO DISTRICT	METRO DISTRICT
b.	2.8	A	METRO DISTRICT	METRO DISTRICT
c.	1.8	E	METRO DISTRICT	METRO DISTRICT
SUBTOTAL	14.0			
6. PSCo TRAIL***	7.8			
TOTAL NON-PARK ACRES PROVIDED	21.8			

*SEE CONSTRUCTION PHASING PLAN
** DOES NOT INCLUDE APROX. 2 AC FOR WATER QUALITY PONDS
*** OPEN SPACE CREDIT FOR IMPROVING OFF-SITE TRAIL.

Sorrel Ranch
Framework Development Plan

thk associates, inc.
2953 S. Peoria St., Ste 101
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303-770-7201 FAX 770-7132



Scale: 1" = 200'



SORREL RANCH CASE NUMBER # 2001-7009-00

MA: 2001-7009-08 NOTE(6.7.2018):
THE DEVELOPER'S OBLIGATION FOR THESE
TRAIL IMPROVEMENTS MAY BE SATISFIED IN
ACCORDANCE WITH NOTE 14 ON THE COVER
SHEET OF THIS FDP

Community Plan

The community plan is shaped by the nature of the site – rolling hills with deeply incised creek corridors – and man-made elements which tie the community to its neighbors:

Natural Features

Central Ridge – an open space corridor with an 8-foot local trail;

Toll Gate Creek – an open space corridor with an 8-foot local trail linking residents with the Buffer Trail on the north. The link with South Aurora Parkway gives pedestrian access to Southlands to the south and existing communities to the north.

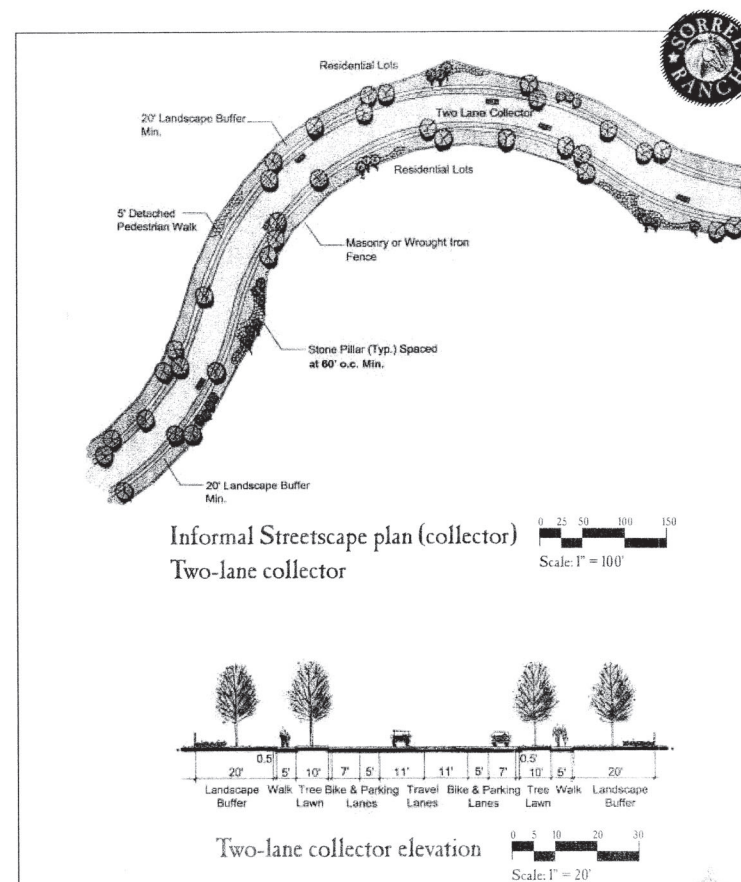
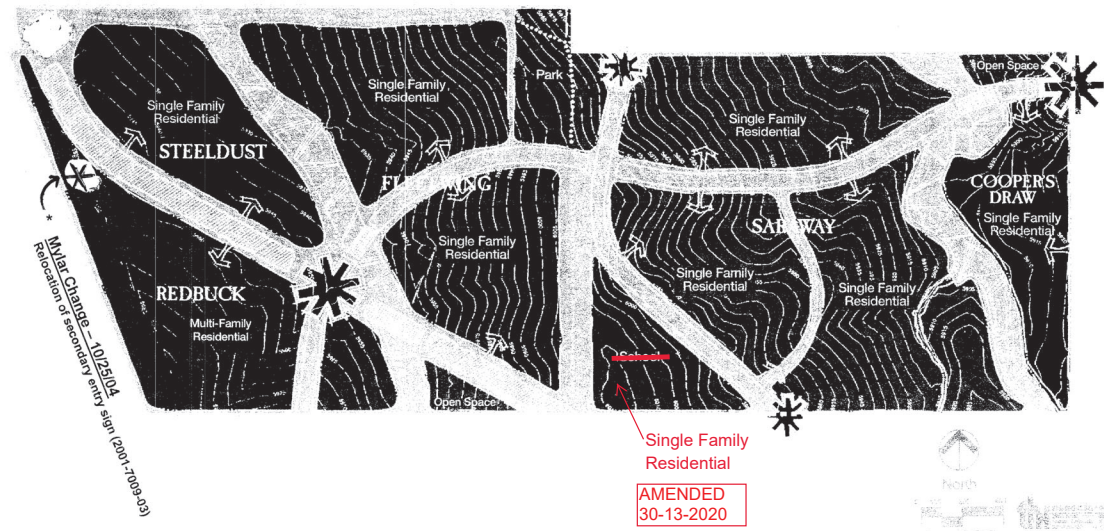
Murphy Creek – an open space corridor with a 10-foot regional trail and a neighborhood park, affording access to Aurora Reservoir Community Park, an important recreational resource.

Man-Made Features

South Aurora Parkway – crossing the southwest corner of the site on the diagonal, linking Sorrel Ranch with Southlands and the regional transportation network. As one of the community's major access points, this arterial is an opportunity for community identity monumentation. A 10-foot detached walk and landscape buffer make it an effective pedestrian corridor.

De Gaulle Street runs north and south through the center of the site, linking the communities to the north and south through Sorrel Ranch and providing access to the school site.

The east-west collector tying South Aurora Parkway with Harvest Mile Road on the east gives access to neighborhoods, trails, neighborhood activity centers and recreational areas.



Landscape Concept for Informal Streetscape

The informal streetscape along collectors has an increased level of detail and plant variety. Wrought iron fencing and stone columns stand in for traditional ranch fencing, and steel-and-stone monument signs announce key entries, reminiscent of Colorado Lifestyles theme.

Informal Streets

De Gaulle Street and Street A are collector-level streets which have an informal landscape treatment. These streets connect many elements within the community to each other and along these streets are located secondary project entries – "village" identity monuments.

Informal Landscape Plant Palette

Trees

- Colorado Spruce
- Ponderosa Pine
- Rocky Mountain Juniper
- Patmore Ash
- Summit Ash
- Western Catalpa
- Common Hackberry
- Greenspire Linden
- New Mexico Locust
- Kentucky Coffee Tree
- Littleleaf Linden
- Royal Red Maple
- Burr Oak
- Red Sunset Maple
- Redmond Linden
- Chokecherry
- Ginnala Maple
- Radiant Crabapple
- Sumac

Shrubs

- Buffalo Juniper
- Hughes Juniper
- Apache Plume
- Blue Mist Spirea
- Yellow Currant
- Leadplant
- Lilac
- Mountain Mahogany
- Potentilla
- Loisene Privet
- Nannyberry
- New Mexican Privet
- Bailey Redtwig Dogwood
- Russian Sage
- Tall Western Sage
- Shrub Rose
- Western Sand Cherry
- Saskatoon Serviceberry
- Yanhouette Spirea
- Three-leaf Sumac
- Wasatch Maple
- Weyfaring Tree
- Ornamental Grasses

Note:
Plant material shown is not all inclusive.
Other plants may be added from the City of Aurora's provided plant list.

Landscape Concept for Formal Streetscape

Complementing the Colorado Lifestyles theme inspired by the state's ranching heritage, the formal streetscapes at Sorrel Ranch evoke the way the man-made landscape interacts with the natural one. Avenues of formal street trees refer to the allee-like rows of trees along the drive leading to the ranch house, complemented by orchard-like groves of ornamental trees. Relatively-simple, massed plantings of native shrubs and perennials and native look-alikes complete this concept: the look is a restrained and definitely Western landscape. Wrought iron fencing and stone columns stand in for traditional ranch fencing, and steel-and-stone monument signs announce key entries.

Formal Avenues

The largest circulation paths – South Aurora Parkway and Harvest Mile Road – are treated as major elements within the landscape, with formal street tree plantings and more intense level of treatment. The points where Street A intersects with these arterials are major project entries.

Formal Landscape Plant Palette

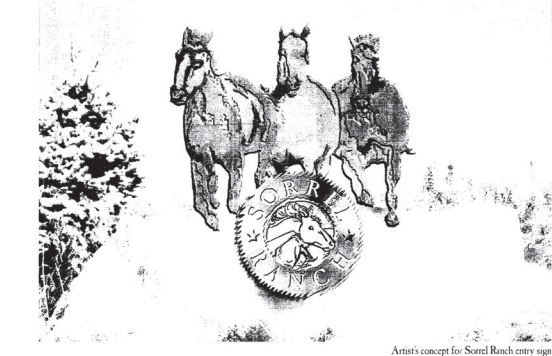
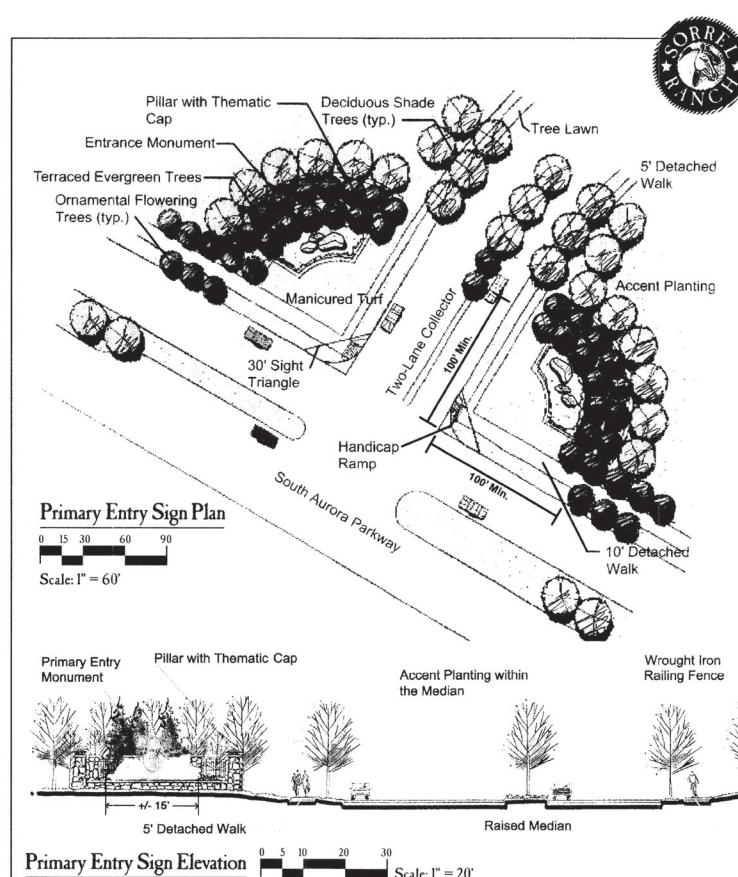
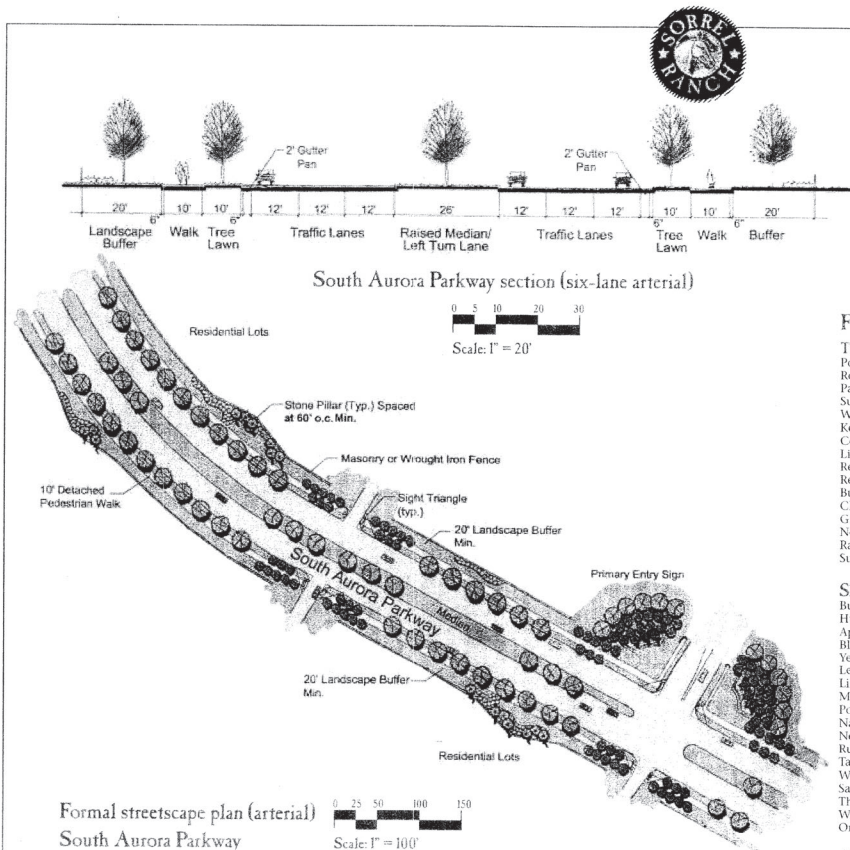
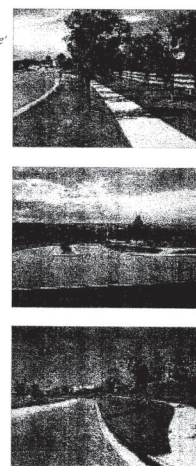
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Main Entry Monuments – Colorado Lifestyles Theme

These entry monuments are located on Harvest Mile Road and South Aurora Parkway. The signs are part of a ranch-style landscape statement combining masonry sign elements, walls, landforms and plantings. The horse figures shall be made of 1/2" steel with a minimum height of 6'-0", overall height of the monument is 12'-0", stones are 5'-0" x 12" to 15" wide. Entry monuments will be illuminated by ground-mounted lighting.

The main entry monument on South Aurora Parkway transitions down to Toll Gate Creek with cultured stone veneer walls tiered down the hillside.

Formal alignments of evergreen and ornamental trees sweep from orchard-like groves on the street around the monument to create unity and enclosure, reinforced by backdrop plantings of major deciduous trees.

