



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
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## 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.

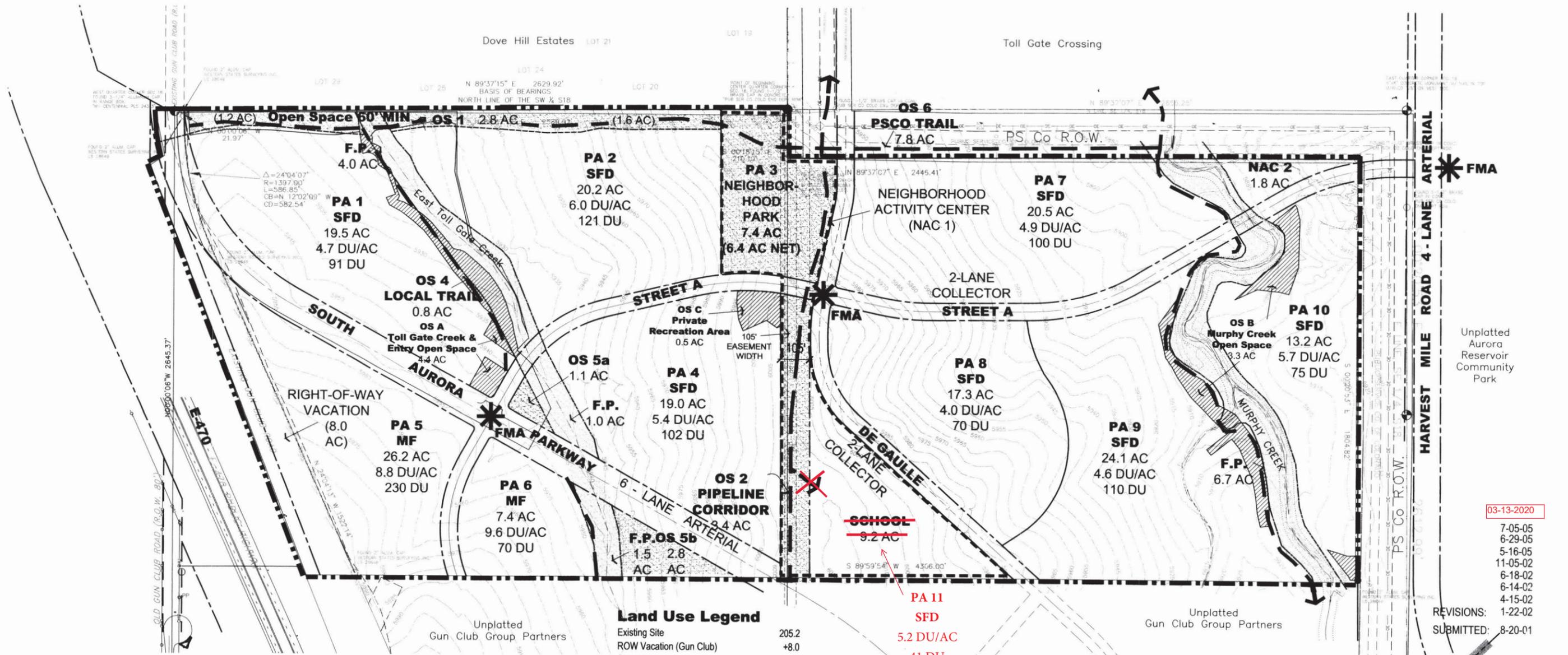
 3-23-2020  
 Applicant's Signature Date

**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 <input type="checkbox"/> \$205.00 (5 sheets maximum)	<b>Conditions/Notes</b> _____ _____ _____
<b>Planning Department Action</b> <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/conditions  <input type="checkbox"/> 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



**Land Use Legend**

Existing Site	205.2
ROW Vacation (Gun Club)	+8.0
Gross Site Area	213.2
Toll Gate Creek Flood plain	-6.5
Murphy Creek Flood plain	-6.7
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		
<b>TOTAL</b>		<b>200</b>	<b>4.9</b>	<b>980</b>

**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	
<b>Open Space Subtotal</b>	<b>10.5</b>	

PSCo Trail 7.8  
(Open space credit for improving off-site trail.)

**Open Space w/in Planning Areas**

OS A Tollgate Creek & Entry (PA 1)	4.4
OS B Murphy Creek (PA 9 & 10)	3.3
OS C Private Recreation Area (PA 4)	0.5
<b>Subtotal</b>	<b>8.2</b>

**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)

SFD PA 11 7.95 5.2 41

- 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

**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

**Sorrel Ranch**  
Framework Development Plan

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

0 100 200 400 600  
Scale: 1" = 200'

North

SHEET 1 OF 4

**Neighborhood Park**



**NEIGHBORHOOD PARK FEATURES:**  
 Separate playgrounds for tots and pre-teen  
 Enclosure for portable toilets  
 Picnic Shelter (min 12x12)  
 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	3ac/1000 pop	2.65 persons/du for SFD		
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
<b>Totals</b>	<b>968 du</b>		<b>2430</b>	
<b>TOTAL PARK ACREAGE REQUIRED</b>				<b>7.3</b>

METRO DISTRICT	Projected Population	Acres
Metro District Calculation	2430	X 7.8ac/1000 =
<b>7.8ac/1000 population</b>		<b>19.0</b>

NON-PARK DEDICATION	1% of Site	2% of Non-Res.
1% of Site	200 ac	X 1% = 2
2% of Non-Res.	0 ac	X 2% = 0.0
<b>TOTAL NON-PARK</b>		<b>2.0</b>
<b>TOTAL DEDICATION</b>		<b>21.0</b>

COMMUNITY PARK (CASH-IN-LIEU)	SFD DU	MF DU
SFD DU	668 du X	2.65 = 1770
MF DU	300 du X	2.2 = 660
		X 1.1ac/1000 = 1.95
		X 1.1ac/1000 = 0.73
		<b>2.67</b>

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**LEGEND**

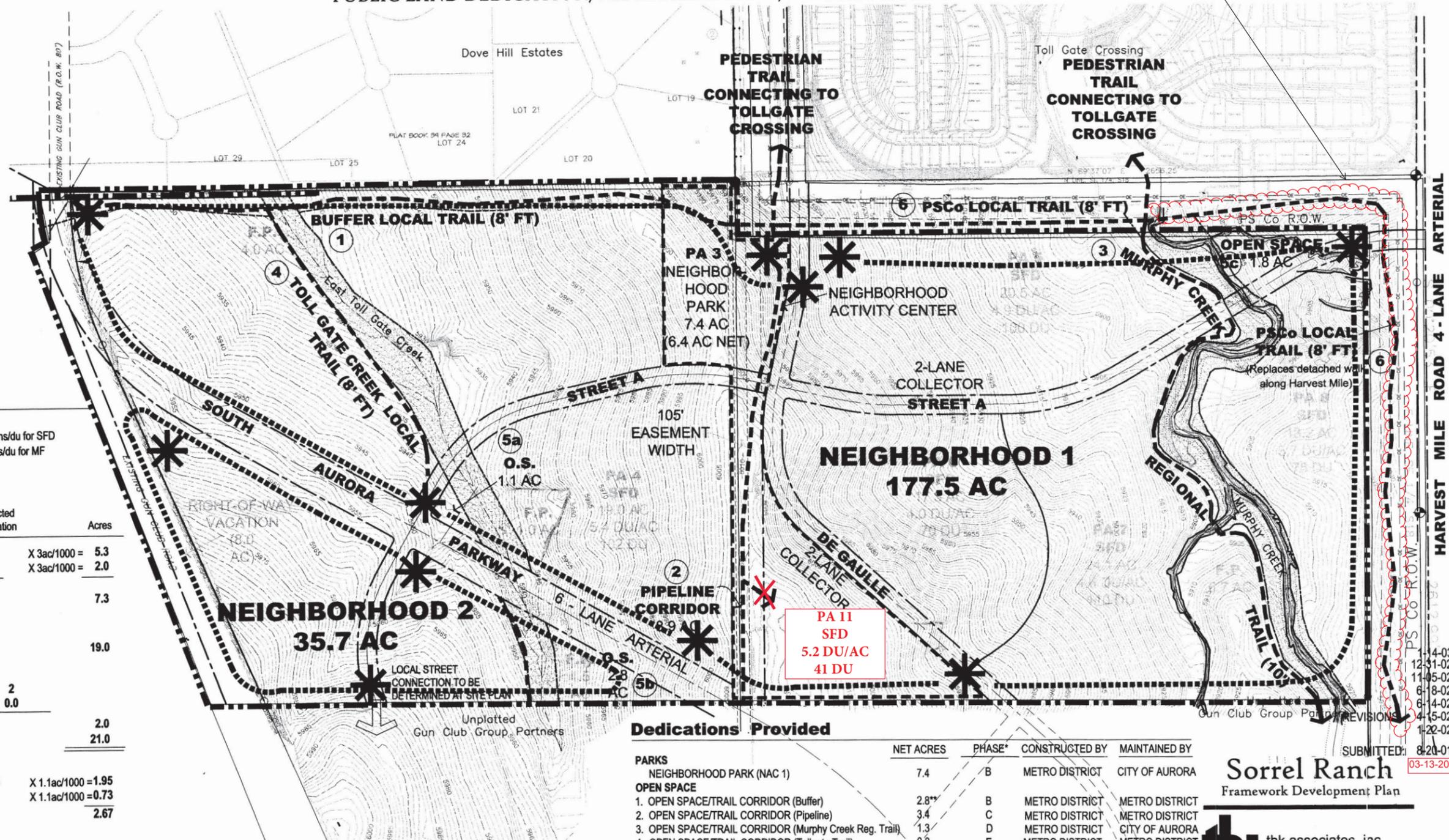
- F.P. FLOOD PLAIN
- O.S. OPEN SPACE
- P.A. PLANNING AREA
- PEDESTRIAN CIRCULATION
- NEIGHBORHOOD ENTRY
- NEIGHBORHOODS

NOTE:  
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# 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**

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

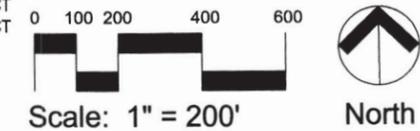


**Dedications Provided**

	NET ACRES	PHASE*	CONSTRUCTED BY	MAINTAINED BY
<b>PARKS</b>				
NEIGHBORHOOD PARK (NAC 1)	7.4	B	METRO DISTRICT	CITY OF AURORA
<b>OPEN SPACE</b>				
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
<b>SUBTOTAL</b>	<b>14.0</b>			
6. PSCo TRAIL***	7.8			
<b>TOTAL NON-PARK ACRES PROVIDED</b>	<b>21.8</b>			

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'  
 SORREL RANCH CASE NUMBER # 2001-7009-00

SHEET 3

SORREL RANCH FDP

REVISIONS  
 1-4-03  
 12-31-02  
 11-05-02  
 6-18-02  
 6-14-02  
 4-15-02  
 1-22-02  
 8-20-01  
 03-13-2020



### 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.

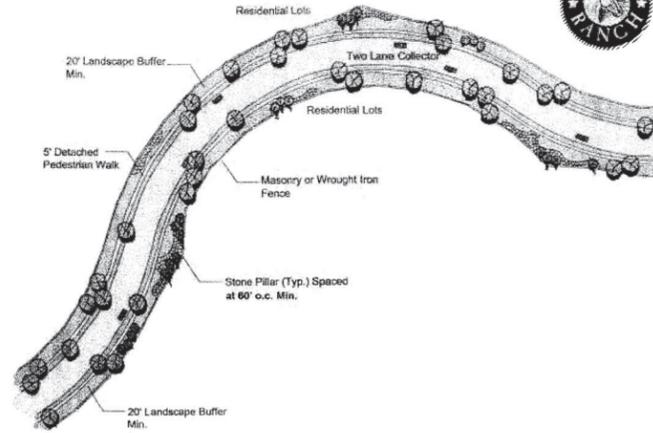
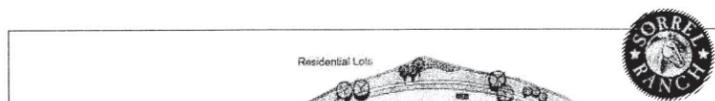
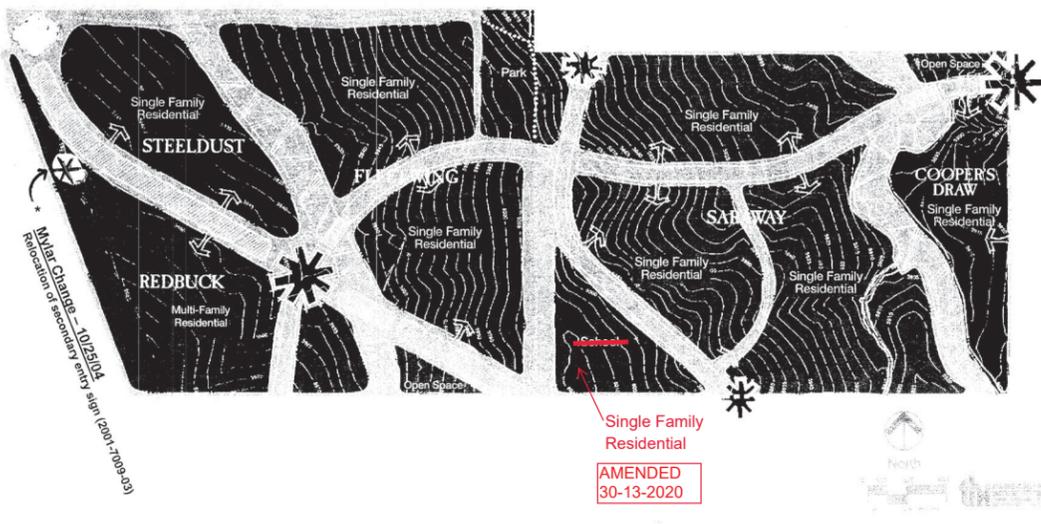
De Gaulle Street runs north and south through the center of the site, linking the communities to the north and south through Sorrel Ranch and providing access to the school site.

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.

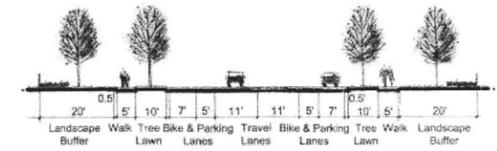
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### LEGEND

- ENTRY MONUMENTS**
  - Thematic Open Space Detailing
  - Significant Enhanced Landscape
  - Landscape Berms
- Secondary Entry**
  - Thematic Open Space Detailing
  - Accent Landscaping
- POSSIBLE NEIGHBORHOOD ENTRY**
  - Accent Landscaping
  - Open Space Detailing
- STREETSCAPE DESIGN**
  - Formal Streetscape Treatment (Arterial)**
    - 40' o.c. Formal Tree Spacing
    - Grove Style Planting
    - Thematic Fencing and Lighting
    - Uniform 10' Detached Walk
    - Thematic Bridge Element
  - Informal Streetscape Treatment (Collector)**
    - Informal Tree Spacing With Random Group Tree Placement
    - Accent Planting Beds
    - 5' Detached Walk
    - Thematic Fencing and Lighting
    - Thematic Bridge Element
- COMMUNITY CHARACTER**
  - Regional Trail**
    - Native Plant Material
    - Pedestrian Circulation
    - Open Space Detailing
  - Neighborhood Parks**
    - Art Purpose Feltos
    - Insulation Gravel
    - Open Space Detailing
    - Play Ground Area



Informal Streetscape plan (collector) Two-lane collector



Two-lane collector elevation

### Landscape Concept for Informal Streetscape

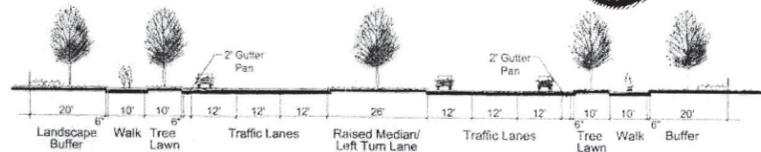
The informal streetscape along collectors has an increased level of detail and plant variety. Wrought iron fencing and stone columns stand in for traditional ranch fencing, and steel-and-stone monument signs announce key entries, reminiscent of Colorado Lifestyles theme.

### Informal Streets

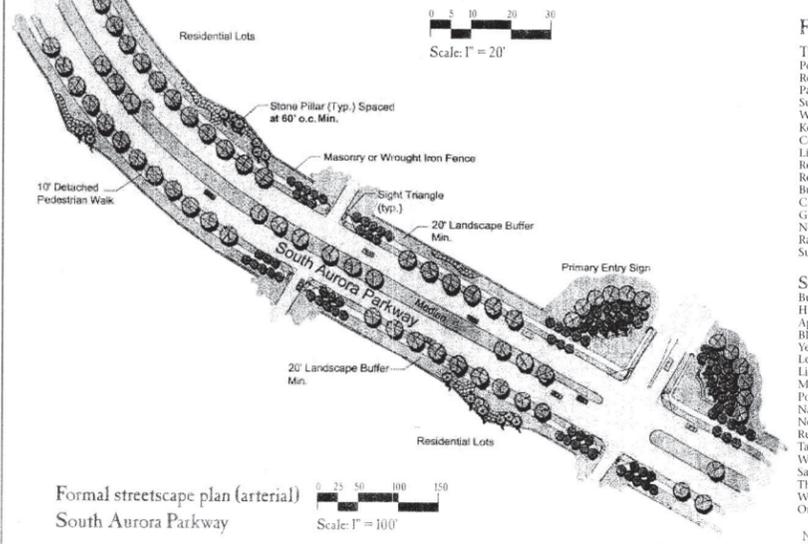
De Gaulle Street and Street A are collector-level streets which have an informal landscape treatment. These streets connect many elements within the community to each other and along these streets are located secondary project entries – "village" identity monuments.

### 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
  - Sunac
- Picea pungens*  
*Pinus ponderosa*  
*Juniperus scopulorum*  
*Fraxinus pennsylvanica* 'Patmore'  
*Fraxinus pennsylvanica*  
*Catalpa speciosa*  
*Celtis occidentalis*  
*Tilia cordata* "Greenspire"  
*Robinia neomexicana*  
*Gymnocladus dioica*  
*Tilia cordata*  
*Acer platanoides* 'royal red'  
*Quercus macrocarpa*  
*Acer rubrum* 'red sunset'  
*Tilia euclora* 'Redmond'  
*Prunus virginiana*  
*Acer ginnala*  
*Malus 'radiant'*  
*Rhus glabra*
- Shrubs**
- Buffalo Juniper
  - Hughes Juniper
  - Apache Plume
  - Blue Mist Spirea
  - Yellow Currant
  - Leadplant
  - Lilac
  - Mountain Mahogany
  - Potentilla
  - Lodense Privet
  - Nannyberry
  - New Mexican Privet
  - Bailey Redtwig Dogwood
  - Russian Sage
  - Tall Western Sage
  - Shrub Rose
  - Western Sand Cherry
  - Saskatoon Serviceberry
  - Vanhouttei Spirea
  - Three-leaf Sumac
  - Wasatch Maple
  - Weyfaring Tree
  - Ornamental Grasses
- Juniperus sabina* 'Buffalo'  
*Juniperus horizontalis* 'Hughes'  
*Fallugia paradoxa*  
*Caryopteris x clandonensis*  
*Ribes aureum*  
*Amorpha canescens*  
*Syringa vulgaris*  
*Cercocarpus ledifolius*  
*Potentilla fruticosa*  
*Ligustrum vulgare* 'Lodense'  
*Viburnum lentago*  
*Forestiera neomexicana*  
*Cornus stolonifera* 'Bailey'  
*Perovskia atriplicifolia*  
*Artemisia tridentata*  
*Rosa x 'Wimpy Parks'*  
*Prunus besseyi*  
*Amelanchier alnifolia*  
*Spiraea x vanhouttei*  
*Acer grandidentatum*  
*Viburnum lantana*
- Note: Plant material shown is not all inclusive. Other plants may be added from the City of Aurora's provided plant list.



South Aurora Parkway section (six-lane arterial)



Formal streetscape plan (arterial) South Aurora Parkway

### Landscape Concept for Formal Streetscape

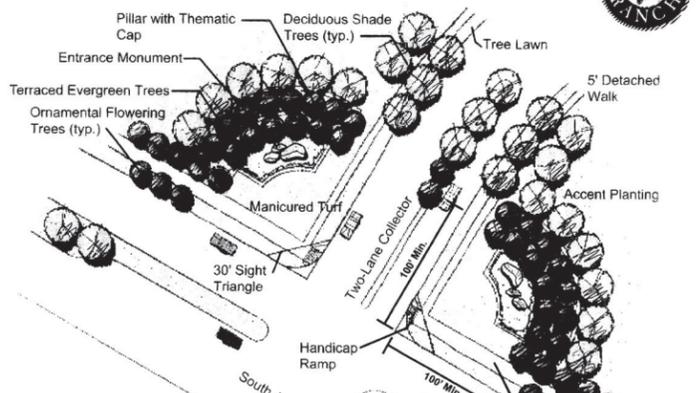
Complementing the Colorado Lifestyles theme inspired by the state's ranching heritage, the formal streetscapes at Sorrel Ranch evoke the way the man-made landscape interacts with the natural one. Avenues of formal street trees refer to the allee-like rows of trees along the drive leading to the ranch 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

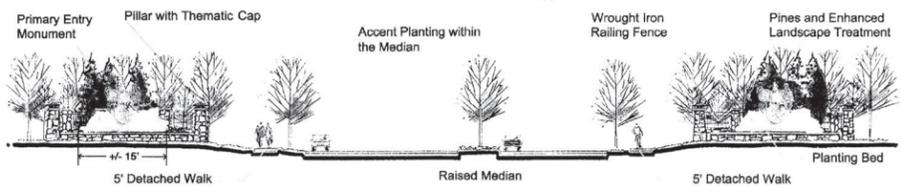
The largest circulation paths – South Aurora Parkway and Harvest Mile Road – are treated as major elements within the landscape, with formal street tree plantings and more intense level of treatment. The points where Street A intersects with these arterials are major project entries.

### Formal Landscape Plant Palette

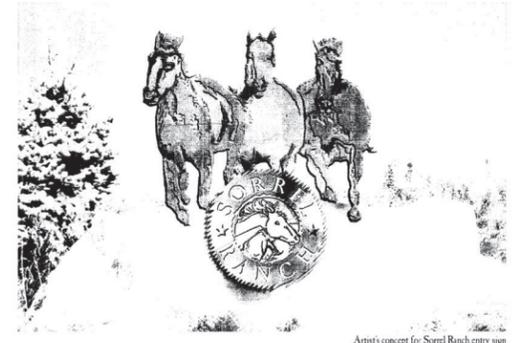
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  - Burr Oak
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  - Radiant Crabapple
  - Sumac
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Primary Entry Sign Plan



Primary Entry Sign Elevation



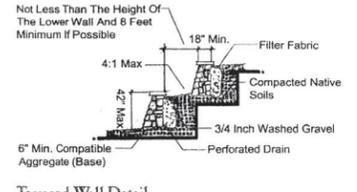
Artist's concept for Sorrel Ranch entry sign

### 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", slopes 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.



Terraced Wall Detail