



December 20, 2024

Stacy Wasinger
City of Aurora, Planning Development Services Department
15151 E Alameda Pkwy
Aurora, CO 80012

RE: THE PARKLANDS | DOMINIUM SITE PLAN & PLAT

Dear Ms. Wasinger,

On behalf of NL Parklands V4 Land Co, LLC, we are pleased to submit the Site Plan and Subdivision Plan applications for Dominion, a community located at the southeast corner of East Alameda Parkway and South Newcastle Way in eastern Aurora. The consultants listed below have been assembled for this project and we look forward to working closely with Aurora to make this new community a success.

Applicant

Dominium
10040 Wadsworth Blvd
Westminster, CO 80021
303.586.2344
Ron Mehl

Civil Engineer

Kimley-Horn
6200 S Syracuse Way, Ste 300
Greenwood Village, CO 80111
303.228.2300
Willie Konishi

Planner/Landscape Architect

Norris Design
1101 Bannock St,
Denver, CO 80204
303.892.1166
Diana Rael / Sean Malone

SITE CONTEXT

The project is located within Planning Area 2D (to be referred to as Dominion) of Village 2 of The Parklands residential development. The site is 12 acres, zoned MU-C and R-3, Mixed-Use Commercial and Medium-Density Residential and is proposed to provide an all affordable-housing community. The neighborhood is located within the “Emerging Neighborhood” Placetype designation per the Aurora Places Plan, which encourages new residential neighborhoods with mixed housing types and pedestrian infrastructure in undeveloped areas. This development falls in line with the goals of the Aurora Places Plan as well as the approved Parklands Master Plan, providing an affordable housing option that creates additional diversity and characterful residential product that meets the goals of the approved plans and guidelines. The property is currently vacant, with access available from future South Newcastle Way and a future private roadway, directly adjacent to the eastern property line.

SITE CONTEXT

The Dominion neighborhood proposes a multi-family affordable development that integrates green space and public amenities while providing a multi-family option within a predominantly single-family detached neighborhood, while also providing a more cost efficient housing option. This neighborhood will have access to other Parkland filing parks, in addition to a generous amount of open space within the property boundaries. Dominion is proposing 273 units, ranging from two-bedroom units to four-bedroom units, spread across 9 buildings, in addition to a clubhouse/leasing center, to a total 10 buildings on the proposed Site Plan, to allow for roughly 20 du/ac.



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 Parklands Dominion neighborhood would be in compliance with applicable standards and regulations outlined by the City of Aurora, as well as with adopted plans including the Parklands 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.

Existing utilities, sidewalks, and streets have adequate capacity to serve the site. Proposed infrastructure will be sized to accommodate the proposed development and provide services and infrastructure where there was none previously.

- 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.

No floodplains, riparian corridors, or wetlands are in proximity to the proposed site. Later phasing of the Parklands project has accounted for the existence of a floodplain through the development. The Dominion neighborhood will have adequate drainage and infrastructure to address water quality and the surrounding natural setting.

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

The proposed project helps fulfill the vision of the Aurora Places Plan and the Parklands Master Plan by bringing high quality residential land with a diverse array of housing types to this site, including affordable housing, supporting the creation of an emerging neighborhood within the City of Aurora.

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

The neighborhood buildings will be compatible with the nearby existing residential developments, with scale and massing accounting for existing development and the goals of the project. Elevation articulation is provided through variation in color and materials to create a sense of place and provide unique character to the dwellings.



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

The application has minimal impacts on the surrounding area, as it is developing from vacant land use to residential use.

We look forward to working with the City of Aurora on this highly anticipated community. Thank you for considering our application.

Sincerely,
NORRIS DESIGN

A handwritten signature in black ink that reads "Diana Rael".

Diana Rael
Principal