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August 12, 2024

Ms. Sarah Wile
City of Aurora Planning
15151 E. Alameda Parkway
Aurora, CO 80012

RE: Letter of Introduction – Aurora One PA-4 DA#2241-004_Revision 3

Dear Ms. Wile,

Lennar, on behalf of JEN HOLDCO 23 LLC, is proposing to develop Planning Area 4 of Aurora One. This 28.9 +/- acre parcel includes townhouse (attached single-family) and duplex residential units. The overall proposed density of the site is 9.41 DU/Ac with 280 total units proposed. The current zoning is R-3 in Subarea C. The property was rezoned from MU-R by the City of Aurora with the Owner's permission.

Three adjustments to the City code are proposed with this development.

ONE: The project will ask for one adjustment to the minimum lot frontage of a single-family attached fronting a public street per the R-3 Residential District Dimensional Standards Table 146-4.2-2. Standards require a minimum lot width of 18'.

The proposed townhouse buildings encompass 3, 4, 5 and 6-units per building. The individual units have a diversity of lot widths ranging from 17' for interior lots to 30'+ for corner lots. In the 4-unit and 5-unit building, there is only one unit at the 17' lot width. In the 6-unit building there are two units at the 17' lot width. Overall, there are 48 units at the 17' lot width out of 204 townhouse units for approx. 22% of the total units. The mix of unit sizes on average well exceeds the 18' minimum requirement. The product mix proposed allows for product diversification and helps affordability for residents within the project. These 17' wide units have been very popular in other communities across the Front Range. Architecturally, the narrower units are blended into the overall façade and are not pronounced.

This adjustment does not impact the community's ability to meet UDO for architectural treatments and materials, landscape requirements, setback requirements or utility connections.

Additional mitigation measures provided to the community due to the request for the inclusion of the 17' wide units include:

- Street Connectivity: PA-4 utilizes a grid layout where the longest block is 600'.
- Pedestrian Connectivity: In addition to the required right-of-way sidewalks, the development includes two north/south 30' wide trail corridors and two east/west 30' wide trail corridors for additional access, recreational opportunities, and open space.
- Access to Neighborhood Park Amenities: PA-4 is directly adjacent to the 7-acre neighborhood park and 7-acre open space corridor to the south being provided by the master developer.
- Product and Price Point Diversity: The UDO allows for units to be sized as small as 18' wide. PA-4 proposes a range of townhouse unit sizes from 17' to 22' wide units. This is in addition to the single family attached (duplex) units also being proposed in the community. This product diversity invites a range of buyers in with differing needs and budgets while also maintaining a relatively high density.

- Access to Commercial Development: PA-4 is directly adjacent to the 6.3-ac commercial development to the west.
- Access to quality outdoor spaces: A majority of residents will either face or abut landscape tracks throughout the community offering enhanced landscape opportunities.

MITIGATION EFFORTS:

Required by UDO	Proposed PA-4 Site Plan
Unit Size: 18' minimum	Unit Size: 17'-22' proposed
Max Block Length: 700'	Max Block Length: 600' proposed
Proximity to Neighborhood Park: n/a	Proximity to neighborhood Park: ¼ mile radius
Proximity to Playground and playfields: n/a	Proximity to Commercial: ¼ mile radius
Proximity to Commercial: n/a	Proximity to Commercial: ½ mile radius

TWO: The project is requesting one adjustment to the front setback per the R-3 Residential District Dimensional Standards Table 146-4.2-2. The current UDO requires a 15' minimum front setback and the adjustment would allow a 10' front setback. The 10' setback allows for greater density in the development and promotes the highly urban feel that is desired in the community. The front yard landscape standards and utility requirements will be met with the reduced setback.

THREE: The project is requesting one adjustment to the rear setback per the R-3 Residential District Dimensional Standards Table 146-4.2-2. The current UDO requires a 10' rear setback. The 10' setback required for R-3 was written for front loaded products and doesn't account for the alternative loaded alley products that are permitted within R-3. The adjustment would allow a 3' rear setback. The 3' setback proposed is more in keeping with the urban feeling provided by alley loaded products and also helps discourage parking at drive aprons that may block access to the alley.

Per City of Aurora Code, Section 146-5.4.3.B.2.C the project is justified as proposed in the following ways:

(a) The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, or an adjustment has been requested, 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.

(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) The application preserves and protects 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.

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

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

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

The ownership and design team are comprised of the following members:

Developer:

Lennar
9193 S. Jamaica St.
Englewood, CO 80112
303-754-0600
Attn: Kent Pedersen
Joseph Huey

Surveyor:

Ware Malcomb
900 S. Broadway, Suite 320
Denver, CO 80209
303-561-3333
Attn: Manny Nuno

Engineer:


Ware Malcomb
900 S. Broadway, Suite 320
Denver, CO 80209
303-561-3333
Attn: Manny Nuno

Planner/Landscape Architect:

THK Associates, Inc.
2953 South Peoria Street, Suite 101
Aurora, CO 80014
303-770-7201
Attn: Julie Gamec

Lennar and the design team look forward to working with the City of Aurora on this exciting project. Please don't hesitate to contact me should you have any questions.

Regards,



Julie Gamec
THK Associates, Inc.
303-770-7201