

November 9, 2022

Daniel Osoba
City of Aurora - Planning Department
 15151 E. Alameda Pkwy
 Aurora, CO 80012

RE: The Parklands :: Village 2, Filing 1

Dear Mr. Osoba,

On behalf of NL Parklands, LLC, we are pleased submit the Site Plan and Subdivision Plan applications for The Parklands, Village 2, Filing 1, a community located at the southeast corner of Harvest Road and Alameda Avenue 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

NL Parklands V4, LLC 8678
 Concord Ctr Dr, #200
 Englewood, CO 80112
 303.346.7006
 Thomas Clark

Civil Engineer

Kimley-Horn
 4582 S Ulster, Suite 1500
 Denver, CO 80237
 303.228.2300
 Tamara Connolly

Planner/Landscape Architect

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

SITE CONTEXT

The project is located within Planning Area 2A (to be referred to as Neighborhood 1 - Eastern Hills) of Village 2 of The Parklands residential development. The site is approximately 115.61 acres, zoned R-2, Medium-Density Residential. 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 a diverse and characterful residential product that meets the goals of the approved plans and guidelines. The property is currently vacant, with access available from Alameda Avenue and Harvest Road.

SITE DESIGN

The Eastern Hills neighborhood is a residential single-family development that integrates green space and public amenities into a single-family urban fabric of diverse housing types, including attached townhomes, duplexes, motor courts, and traditional detached dwellings. The neighborhood will also be served by a park, centrally located within the neighborhood, allowing ease of access and use to residents and visitors. The proposed residential for this phase of the Village 2 development will include 415 homes as follows:

LOT COUNT SUMMARY				
UNIT TYPE	MARKER	LOT SIZE	UNIT COUNT	% OF TOTAL UNITS
SINGLE-FAMILY DETACHED	●	60' x 110'	41	10%
SINGLE-FAMILY DETACHED	●	50' x 110'	112	27%
SINGLE-FAMILY DETACHED	●	45' x 110'	137	33%
MOTOR COURT	●	41' x 62'	36	9%
DUPLEX	●	26' x 82'	34	8%
TOWNHOME	●	20' x 72'	55	13%
TOTAL		N/A	415	100%

This development will occur over approximately 80.8 acres with a density of 5.1 dwelling units per acre.

MASTER PLAN APPROVED ADJUSTMENT

The following adjustment was approved as part of the Parklands Master Plan.

Adjustment

Adjustment to the UDO Section 4.2.3.A.3.d. - Increase small lot percentage from 50% to 65%

Justification

The purpose of this adjustment is to create a diverse community with a variety of housing types and price points. A thriving community draws people in all stages of life from a first-time homebuyer to empty nester looking to downsize and everything in between. An increase of density allows Parklands to offer a wide variety of housing options for every lifestyle including for-rent apartments, townhomes, paired homes, green court, and motor court homes, and move-up and executive housing. Integrating these different homes in a fine-grained pattern throughout the community creates an aesthetically pleasing streetscape dominated by front porches instead of garage doors. A robust street network and close proximity to open space are key components to create a high value neighborhood with increased density.

Neighborhoods are identified in the Master Plan and are approximately 160 acres in size. All “small lot” requirements (UDO Section 146-4.2.3.A) will be applied on a per neighborhood basis. The adjustments for increased percentage of small lots and required mitigation are also applied per neighborhood basis including adjustments for the various small lot requirements such as amounts and distribution of small lots, garage mitigation, product mix, etc. The expectation is that the adjustments for “small lots” must be requested in conjunction with the neighborhood’s first Site Plan, or the neighborhood will follow UDO requirements.

For any neighborhood exceeding 50% small lots the following criteria shall apply:

1. Parks or programmed open space, minimum $\frac{1}{2}$ acre in size, shall be located not more than $\frac{1}{4}$ mile walking distance from any homesite.
2. Maximum block length, as defined in the UDO, shall not exceed 1,000 feet without being bounded by a street on all sides. Any block greater than 700 feet in length shall include a pedestrian tract not less than 60 feet in width. Exceptions for regional improvements including but not limited to drainage, school sites, parks, and natural features will be considered at time of Site Plan.
3. Maximum block width shall not exceed 300 feet as bounded by two streets. Exceptions for regional improvements including but not limited to drainage, school sites, parks, and natural features will be considered at time of Site Plan.
4. Maximum continuous frontage of any housing type along an arterial shall be 1,000 feet. Housing type shall be defined per Table 4.2-8 except for green courts and motor courts. They shall be defined as different housing types for purposes of this adjustment.
5. Groupings of housing types shall be dispersed throughout the neighborhood. No more than 2 contiguous blocks or 80 lots, whichever is greater, of the same housing type may be grouped together. Contiguous is defined as side by side. The same housing type caddie corner is acceptable. Refer to diagram.
6. Each housing type shall compromise a minimum of 10% of the total number of homes in a neighborhood.

7. Trail connections into Coal Creek shall be provided every 700 feet. Clear pedestrian connections shall be provided throughout the neighborhood.

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 Village 2, Eastern Hills 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 Eastern Hills 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, 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 a vacant land use to a residential use.



NORRIS DESIGN

Planning | Landscape Architecture | Branding

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

Sincerely,
NORRIS DESIGN

Diana Rael
Principal