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July 29, 2020

Mr. Dan Osoba, Planning Case Manager
City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80012

RE: The Vistas at Sorrel Ranch – Letter of Introduction DA-1379-26 _Revision 1

Dear Mr. Osoba,

GBB Capital, LLC (GBBC) is proposing to develop this 7.99 acre parcel of land adjacent to De Gaulle Street and northeast of Aurora Parkway in Aurora, Colorado. This parcel was originally intended to be a Cherry Creek School District school site. However, the District has determined that this site is not necessary and has contracted with GBBC. GBBC intends to develop this parcel into detached single-family homes and sees the project as urban infill. The project will consist of 41 units for a proposed density of 5.6 du/ac. The current zoning district is R-2.

One waiver to the City code is proposed with this development. Per Aurora Code section 146-4.7.5.C.2: Minimum Plant Material Quantities. The City requires one tree per 40 linear foot of street frontage. One (1) tree has been removed from the street frontage along E. Ida Place to allow for 50' clear from the back of the stop signs and one (1) tree was removed from the street frontage along E. Ida Place to account for utilities and easement conflicts at the southwest corner of the site. Additional plantings within the curbside landscape and in the open space / tract areas were added to mitigate for the loss of the trees.

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

Owner:
GBB Capital, LLC.
2993 S. Peoria Street, Suite 105
Aurora, CO 80014
303-901-1414
Attn: Geoff Babbitt

Surveyor:
HCL Engineering
5600 S. Quebec Street, Suite 205B
Greenwood Village, CO 80111
303-773-1605
Attn: Julian Sisneros

Engineer:
HCL Engineering
5600 S. Quebec Street, Suite 205B
Greenwood Village, CO 80111
303-773-1605
Attn: Andrew Renner, P.E.

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

Per City of Aurora Code, Section 146-405(F) the project is justified as proposed in the following ways:

1. The proposed project is consistent with the Comprehensive Plan. The property sits within the existing Aurora boundary and does not require annexation. The proposed project meets City

codes that apply to this area. The approved FDP for the neighborhood is being amended from a 'school site' to residential to allow for this neighborhood.

2. The proposed development does not result in undue or unnecessary burdens on the City's existing infrastructure.
3. The proposed development is adjacent to and surrounded by single family detached homes and open space.
4. No environmental features exist on the site.
5. Landscape areas have been designed to conform to the City's landscape standards.
6. The proposed development provides ADA accessibility along sidewalks.
7. The proposed development controls nuisance impacts by providing appropriate buffering and screening, using down cast, full cut of site lighting and provides water quality for the development in the public spaces.
8. Architecture and design is not included at this time. When a builder is under contract for the property, architectural information will be provided to the City.
9. The design does not exclude any transportation mode or ability level. The site is ADA accessible. The site is in close proximity to E-470 Regional Trail and community recreation amenities.
10. The proposed development incorporates all street standards for private streets within the development.

GBBC 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.