

March 25, 2021

**City of Aurora – Planning Department**

Debbie Bickmire  
 15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
 Aurora, Colorado 80012

**Re: Letter of Introduction for The Aurora Highlands Framework Development Plan Amendment No.02**

Ms. Bickmire:

On behalf of the Applicant, The Aurora Highlands LLC, I am pleased to submit this Letter of Introduction for the second amendment of The Aurora Highlands Framework Development Plan (FDP).

The following team of consultants have been assembled to complete this application:

<p><b>Owner</b>          The Aurora Highlands LLC          Carlo Ferreira          250 Pilot Road          Las Vegas, NV 89119          720.436.1572          carlo@theaurorahighlands.com</p>	<p><b>Applicant:</b>          The Aurora Highlands LLC          Carlo Ferreira          250 Pilot Road          Las Vegas, NV 89119          720.436.1572          carlo@theaurorahighlands.com</p>	<p><b>Planner:</b>          Norris Design          Diana Rael          1101 Bannock Street,          Denver, CO 80204          303.892.1166          drael@norris-design.com</p>
<p><b>Landscape Architect:</b>          Norris Design          Sean Malone          1101 Bannock Street,          Denver, CO 80204          303.892.1166          smalone@norris-design.com</p>	<p><b>Civil Engineer/Surveyor:</b>          HR Green, Inc.          Ryan Littleton          8310 S. Valley Highway, Suite 300          Englewood, CO 80112          303.602.4999          rlittleton@hrgreen.com</p>	

**Amendment Overview:**

The intent of this narrative is to outline the proposed second amendment of The Aurora Highlands Framework Development Plan. The following alterations to the approved Framework Development Plan are proposed:

- Modification to naming are proposed to better establish clear hierarchy and better differentiate between the monument types proposed throughout the community. Hierarchy of monumentation is now reflected as: Primary Community Monument, Secondary Community Monument, Community Markers, Village Monuments, and Neighborhood Monuments.
- Language has been added outlining appropriate placement of the proposed monuments within the community.
- Revisions to the “Monumentation Map” have been made to better reflect the locations as outlined in the narrative.

All sheets impacted by these changes have been adjusted and are indicated by the “Delta 2” symbol for quick reference. Further detailing will be provided at time of future Preliminary Plat / Site Plan applications.

**Approval Criteria:**

The second amendment to the Aurora Highlands Framework Development Plan/Master Plan meets the following City of Aurora criteria for approval,

- a) It is consistent with the Comprehensive Plan, the purpose statement for the zone district(s) where the property is located, the use regulations in Article 146-3 for the zone district(s) where the property is located, and all other adopted plans and policies of the City Council;  
*Response: The proposed amendment retains compliance with the UDO and other City regulations and is in character with the approved The Aurora Highlands FDP/MP.*
- b) It will allow future development of the property to comply with all applicable standards in this UDO;  
*Response: The proposed amendment will continue to allow future development to comply with applicable standards in the UDO.*
- c) It will result in a coordinated system of streets, trails, sidewalks, open spaces, and infrastructure systems that do not create significant adverse impacts on the surrounding area, or any significant adverse impacts have been mitigated to the degree practicable;  
*Response: No adverse impacts on the surrounding area will result from this proposed amendment.*
- d) It will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers;  
*Response: The proposed amendment will improve wayfinding and place narrative that will better multi-modal connections between adjacent sites, neighborhoods, urban centers, and villages.*
- e) If the property is located in Subarea C, and the Master Plan includes over 160 acres of land designated for residential development, the Master Plan must include at least one area to be zoned MU-N or MU-C or designated for development pursuant to MUN or MU-C zone district standards pursuant to Section 146-5.4.3.1 (Administrative Activity Center Designation).  
*Response: This development includes a mix of land uses and zone districts including areas designated as “Mixed Use” and “Commercial”, among others.*

We look forward to working with the City of Aurora on the review and approval of this amendment of The Aurora Highlands Framework Development Plan/Master Plan. Feel free to contact me directly should you have any comments, questions, and/or requests for additional information.

Sincerely,  
**Norris Design**



Samantha Crowder  
**Senior Associate**  
**Applicant Representative**