



## **HARVEST CROSSING PA-2**

PLANNING AREA 2

### **SITE PLAN**

PARCEL NUMBER: 1977-00-0-00-374

AURORA, COLORADO

### **LETTER OF INTRODUCTION**

PLAN WEST for INTEGRITY LAND VENTURES, LLC

December, 6 2023

Planning and Development  
City of Aurora  
15151 E Alameda Ave  
Aurora, CO 80012

#### **INTRODUCTION**

Harvest Crossing Filing No. 2 is a +/-29-acre single-family attached residential project that includes Planning Area 2 (PA-2 SFA) of the Villages at Murphy Creek FDP. The property is zoned **R-2** and lies within Subarea C in the City of Aurora.

The site is located south of Jewell Avenue, west of Kewaunee Street, north of E. Pacific Avenue, and east of Harvest Road in the City of Aurora. Adjacent developments and properties include Harvest Crossing Filing No. 1 to the south, Parkland Village 2 to the east, and Murphy Creek to the west.

The existing terrain has a gentle slope down to the east throughout the majority of the site. The existing drainage flows towards the east. Originally agricultural land, there is little to no existing vegetation or trees on this property. A "Tree Assessment and Mitigation Values Report" will not be required for this Site Plan application.

#### **BACKGROUND**

A site plan for this planning area was submitted in the spring of 2022, but was not finalized. The property was sold to a new landowner, Integrity Land Ventures, LLC. At this time a specific home builder has not been specified. The applicant has responded to the original pre-application comments from October 2021 with this new first submittal and aimed to address all previous comments and concerns with this updated layout. On-lot development, such as building footprints, is not currently shown, except for proposed utility connections, as a specific home builder is yet to be determined.

A traffic conformance letter is being coordinated between the design team's traffic engineer and Staff and will be submitted in the coming weeks. The original TIA has been submitted with this initial application as a placeholder.

## **PROPOSED DEVELOPMENT**

The Harvest Crossing Filing No. 2 site plan proposes 227 single-family attached residential lots. 138 duplex units are proposed with minimum lot sizes of 30' x 80' (2,400 square feet) and 89 townhome units ranging in size from 22' x 80' (1,760 square feet) for internal lots and 32' x 80' for end lots (2,560 square feet). This application will meet all of the size, setback, and lot distribution requirements as described in the Aurora Unified Development Ordinance (UDO).

The existing Village at Murphy Creek Framework Development Plan (FDP) is being revised in conjunction with this site plan submittal, as a Minor FDP Amendment. The existing FDP delineates Planning Area 8 as 4.5 acres of multifamily zoning. This planning area will be updated to allow commercial zoning. An alternative, wider cross-section will be added to the Public Improvement Plan (PIP) to incorporate the 70' Kewaunee right-of-way located between Pacific Avenue and Jewell Avenue, which varies from the 64' right-of-way applied to the remainder of Kewaunee Street. This effort will ensure the abutting master plans are in alignment with one another and consistency with the associated site plans.

This Site Plan addresses Planning Area 2 only. The allowed density of Planning Area 2 is 12 dwelling units per acre. The proposed site plan presents approximately 8.5 dwelling units per acre, well within the maximum density permitted in the FDP/Master Plan. A home builder will be selected at a future date, and will offer a variety in size, materials, features, and garage spaces to accommodate a multitude of budgets and housing needs. Building elevations are not included within the Site Plan, as the specific home builder and elevations are not presently determined.

There are currently no waiver requests.

## **REVIEW AND APPROVAL CRITERIA FOR SITE PLAN**

*1. Consistency with comprehensive plan. The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council that apply to the affected area.*

**Response:** The proposed site plan follows the criteria set forth in the comprehensive plan, Unified Development Ordinance, and the revised Villages at Murphy Creek Framework Development Plan (Master Plan). We believe the street alignment, housing orientation, pedestrian network, and centralized parks/open space align with the City's goal to provide great communities for current and future residents. The mix of housing styles, material, and architecture will meet the goals of the Master Plan in creating a village theme that incorporates symmetry, repetition, geometry, clean lines, and linear bands.

*2. Impact on existing city infrastructure and public improvements. The proposed development does not result in undue or unnecessary burdens on the city's existing infrastructure and public improvements, or that arrangements are made to mitigate such impacts.*

**Response:** The consultant team has prepared all required reports, plans, and studies to understand infrastructure requirements and confirm the City's infrastructure can support them. Our team will work

closely with Aurora staff to ensure we do not cause undue or unnecessary burdens on the City's existing infrastructure.

*3. Density. If the density is different from those of adjacent properties, specific steps are to be taken to achieve compatibility. For residential site plans abutting residential zones of lower density, the development shall provide for transitions in density and building height to protect the character of the lower-density residential areas.*

**Response:** The proposed density of approximately 8 units per acres falls within the density range of both the existing approved and proposed Villages at Murphy Creek FDP and aligns with the remainder of the planned community. The increase in density from the single family detached lots to the south (Harvest Crossing Filing 1) provides a subtle transition from lower to medium density as the development nears Jewell Avenue (Arterial).

*4. Protection and appropriate use of environmental features and topography to enhance the development. New development shall be designed, where reasonable, to preserve and protect the water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development. Open space and natural areas shall be preserved, where reasonable, and integrated into developed areas to provide visual diversity in the landscape and to define neighborhood and community character. The design and placement of buildings on a site shall incorporate and protect view corridors. Where reasonable, the design of the development shall maintain the approximate topographic form of major ridgelines, swales, and landforms.*

**Response:** There are no existing significant features pertaining to ridgelines, swales, or landforms. The layout of the east-west blocks will provide views of the mountains to the west.

*5. Landscaped area. All site plans shall conform to adopted landscaping standards or guidelines adopted by city council. Certain portions of the city may be designated for special design treatments and standards.*

**Response:** The landscape design follows the new design criteria of the UDO and the plant list, theme, and palette of the Villages at Murphy Creek FDP. Parks, open space, curbside landscape, common areas, pedestrian corridors, streetscape, and entry areas have all been thoughtfully designed to consider the surrounding area, native environment, and low water use.

*6. Internal efficiency of design. The proposed design of the site plan achieves internal efficiency for its users, including safe and convenient pedestrian access to common areas for recreation and other services, facilities, and amenities provided by the development. The proposed design shall provide for safe and convenient access for service and maintenance personnel performing routine duties related to but not limited to mail delivery and pick-up, utility meter reading, and other services.*

**Response:** The roadway network provides a well-connected system of streets that connect to the adjacent filing to the south. Two pocket parks are proposed throughout the development, located as

gateways into the neighborhood- one at the southeast end of the site along a major entry into the site, and one adjacent the future commercial parcels. Detached walks are provided along all local streets and provide convenient access to both pocket parks.

*7. Control of nuisance impacts. The proposed development controls nuisance impacts on itself and surrounding land uses including heat and glare, traffic congestion, noise, arrangement of signs and lighting, features to prevent littering and accumulation of trash, the amount and quality of storm drainage, the provision of adequate light and air, compatible screening of rooftop mechanical units, and other factors deemed to affect public health, safety and general welfare.*

**Response:** The consultant team has prepared detailed reports and studies to understand the impacts and design requirements for traffic, drainage, and other factors that may affect public health.

*8. Urban design, building architecture, and landscape architecture. The site plan shall establish a high quality of design, demonstrate how compatibility with adjacent development and surrounding urban design elements will be achieved as well as internal consistency of design, and satisfy the city's adopted design standards and/or guidelines. The relationship between mass and space shall be combined and integrated to produce aesthetic and functional buildings and landscapes.*

**Response:** The site plan provides a balance between building mass and space, with townhomes and duplexes facing perimeter streets and alleys tucked behind units. Centralized parks and open space are distributed throughout the site for maximum accessibility. The landscape design follows the new design criteria of the UDO and the plant list and theme of the Villages at Murphy Creek FDP. Parks, open space, curbside landscape, common areas, pedestrian corridors, streetscape, and entry areas have all been thoughtfully designed to consider the surrounding area, native environment, and low water use. The plant list and palette provided in the Villages at Murphy Creek FDP is a great resource for consistency throughout the Harvest Crossing community.

*9. Adequacy, accessibility, and connectivity of traffic and circulation plans. The design and efficiency, and connectivity of vehicular, bicycle, and pedestrian transportation systems, linkages to open space and trails, availability of resident and guest parking, loading spaces, convenience of location, and access to public transit facilities shall be adequate and functional.*

**Response:** The roadway network provides a well-connected system of streets and alleys. Detached sidewalks connect pocket parks and open spaces to all homes within this and the adjacent filings. Guest parking will be provided in driveways and along local streets, as well as in several head-in parking stalls.

*10. Street standards. Public and private streets included in the site plan shall conform with city street standards.*

**Response:** The street design follows the City of Aurora street and roadway design standards and the Villages at Murphy Creek FDP.

*11. Past Performance. The city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of any site plan. The planning commission or city council may deny any approval of a site plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions, or representations on a prior development.*

**Response:** Understood. Thank you.

## **CONCLUSION**

The applicant and design team want to thank the City of Aurora for the opportunity to present this Harvest Crossing Planning Area 2 Site Plan, Final Plat and Minor FDP Amendment application for review and administrative approvals. We look forward to working closely with staff and the outside referral agencies to create a great place to live in Aurora and to continue the growth of the Villages at Murphy Creek neighborhood. Please reach out to any of the contacts below with questions, comments, or need for additional information. Thank you.

Sincerely,

**Allison Hibbs**

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