



WATERSTONE FILING NO. 4
SITE PLAN

PARCEL NUMBER: 1977-00-0-00-450
AURORA, COLORADO

LETTER OF INTRODUCTION
PLAN WEST FOR RICHMOND AMERICAN HOMES
June 4, 2021

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

INTRODUCTION

Waterstone Filing No. 4 is a +/-61.5-acre single-family detached residential project that includes Planning Area 1 (PA-1 SFD STAND), Planning Area 2 (PA-2 NAC), and Open Space 3 (OS-3) parcels of the Waterstone FDP. The property is currently zoned R-2 and is in Subarea C in the City of Aurora.

The Waterstone Filing No. 4 site is located north of E Mississippi Avenue, west of Harvest Road, south of Alameda Avenue, and east of S Gun Club Road. The Coal Creek floodplain borders the southern property boundary. Rural residential borders the northern boundary and A-1 borders the western boundary.

The existing terrain has a gentle slope throughout with a much steeper slope bordering Coal Creek. There are approximately 52 existing trees within the property boundary and floodplain. These include a mix of low-quality Cottonwood, Willows, and Siberian Elms. Most of the trees are concentrated within the floodplain and will likely not be disturbed with this development. A "Tree Assessment and Mitigation Values Report" and "Tree Mitigation Plan" are included with this application.

PROPOSED DEVELOPMENT

This Waterstone Filing No. 4 application proposes 175 single-family detached residential lots with a minimum size of 50' x 104' (5,200 square feet). The anticipated density is approximately 3.4 dwelling units per acre. Richmond American Homes (Applicant) is planning to build their Seasons and Landmark home collections. Elevations and floor plans can be provided upon request.

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 approved Waterstone 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 to its current and future residents. The mix of housing styles, material, and architecture will meet the goals of the Master Plan in creating a unified theme that relate to the natural features of the landscape and the indigenous styles common to the area.

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 the City to assure we do not cause undue or unnecessary burdens on the City.

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 3.4 units per acre falls within the density range of the approved Waterstone FDP and aligns with the remainder of the community.

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: One of the goals in the design of the Waterstone Filing No. 4 site plan was to minimize the impacts to the Coal Creek floodplain. Our team assured no residential lots encroach into the 100-year boundary. Grading design will strive to maintain critical topographic forms and protect existing trees. The park site adjacent to Coal Creek is situated on an elevated landform, providing views to the mountains, Coal Creek, and across groupings of trees where abundant wildlife is present.

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 and theme of the Waterstone 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 and follows the traditional grid pattern. A combination of regional, community, and local trails connect the neighborhood parks and open space corridors, as well as adjacent communities and regional pedestrian corridors.

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, aligning the residential lots in a grid pattern with centralized parks and open space corridors around the site perimeter. The landscape design follows the new design criteria of the UDO and the plant list and theme of the Waterstone 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 general and detention pond plant list provided in the Waterstone FDP was a great resource in providing genus and species consistent with the existing Waterstone 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 follows the traditional grid pattern. A combination of regional, community, and local trails adequately connect the

neighborhood parks and open space corridors, as well as adjacent communities and regional pedestrian corridors. Guest parking will be provided in driveways and local street parking.

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.

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 Waterstone Filing No. 4 Site Plan application for review and consideration of approvals. We look forward to working closely with staff and the outside referral agencies for Site Plan approval and for a great new place to live and work in Aurora. Please reach out to any of the contacts below with questions, comments, or need for additional information. Thank you.

Sincerely,



Mick Kittle
Sr. Project Manager
Plan West, Inc.
767 Santa Fe Drive, Denver, CO 80204
303-741-1411

Owner:

Murphy Creek Estates, LLC
1422 Pineridge Place
Castle Rock, CO 80108

Applicant/Builder:

Richmond American Homes
Jason Pock
4350 S. Monaco Street
Denver, CO 80237
720-977-3827
Jason.Pock@mdch.com

Applicant Representative/Landscape Architect:

Plan West, Inc.
Mick Kittle
767 Santa Fe Drive
Denver, CO 80204
303-741-1411
mkittle@planwest.com

Civil Engineer:

Innovative Land Consultants
Tess Hogan
12071 Tejon Street, Suite 470
Westminster, CO 80234
303-421-4224 x102
tess@innovativelandinc.com

Surveyor:

Aztec Consultants
Jim Lynch
300 E Mineral Ave #1
Littleton, CO 80122
720-724-3870
jlynch@aztecconsultants.com

Traffic Engineer:

Aldridge Transportation Consultants
John Aldridge
1082 Chimney Rock Road
Highlands Ranch, CO 80126
303-594-4132
john@atceng.com