



April 22, 2025

City of Aurora – Planning Department
 Debbie Bickmire
 15151 E. Alameda
 Parkway, 2nd Floor
 Aurora, Colorado 80012

Re: Letter of Introduction for The Aurora Highlands Lennar Phase 2 Site Plan

Ms. Bickmire:

On behalf of the Applicant, Lennar Colorado, I am pleased to submit this Letter of Introduction for The Aurora Highlands Lennar Phase 2 Site Plan.

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

<p>Owner / Master Developer: Lennar Colorado Jack Beckwitt 9193 Jamaica Street, 4th Floor Englewood, CO 80112 303.486.5053 Jack.Beckwitt@Lennar.com</p>	<p>Applicant / Builder: Lennar Colorado Jack Beckwitt 9193 Jamaica Street, 4th Floor Englewood, CO 80112 303.486.5053 Jack.Beckwitt@Lennar.com</p>	<p>Civil Engineer: Matrix Design Group Jeff Killion, P.E. 707 17th Street, STE 3150 Denver, CO 80202 303.226.7832 Jeff_Killion@matrixdesigngroup.com</p>
<p>Planner: Matrix Design Group Tom Kopf 707 17th Street, STE 3150 Denver, CO 80202 303-502-0200 Thomas.Kopf@matrixdesigngroup.com</p>	<p>Landscape Architect: Matrix Design Group Tom Kopf 707 17th Street, STE 3150 Denver, CO 80202 303-502-0200 Thomas.Kopf@matrixdesigngroup.com</p>	<p>Surveyor (for future platting): Aztec Consultants, Inc. Brady Moorhead 300 E. Mineral Ave, #1 Littleton, CO 80122 303.327.7499 bmoorhead@aztecconsultants.com</p>

Site Location:

Lennar Phase 2 is an 80.7-acre single family residential community located in northeastern Aurora, Colorado. The community is generally located at the north of 26th Avenue and south of 32nd Avenue at The Aurora Highlands development.

Project Overview:

The project will consist of 361 dwelling units with 267 single family units and 94 alley loaded duplex units.

Excellence by Design

Amenities:

The site includes a Neighborhood Activity Center (NAC), required nodes along the trails, and sidewalk stubs to the future trail to be located in between PA-79.

Public Art:

Per the MP, no public art is proposed in this application and will be installed and designed by Site Plan at a later date.

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 proposed Site Plan application retains compliance with the UDO, the approved MP for the community as well as the City's Comprehensive Plan, Aurora Places. The proposal is consistent with Aurora Places Emerging Neighborhoods Placetype as the community provides necessary infrastructure to support a mix of residential options for buyers which in turn will support future, planned retail, restaurants, commercial, and other neighborhood services.

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.

The utility design for water, wastewater, and storm complies with The Aurora Highlands Master Utility Study and The Aurora Highlands Master Drainage Report Amendment 4, respectively. The street, trail, and sidewalk systems comply with The Aurora Highlands Master Plan, The Aurora Highlands Framework Development Plan (FDP), and The Aurora Highlands Public Improvement Plan (PIP).

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.

The design of this Site Plan intends to minimize the impact to the existing topography and maintain the drainage patterns outlined in the approved Master Drainage Study (approved with MP), where applicable. There are no intended negative impacts to environmentally sensitive areas as outlined above.

D. The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

This site plan is designed to successfully accommodate both pedestrian and vehicular connectivity as outlined in the Traffic Impact Study. We understand that the open space and trail network are key design elements in every development parcel linking residents to community amenities such as nearby parks, schools, and future commercial centers.

E. The application is compatible with surrounding uses in terms of size, scale and building façade materials.

April 22, 2025

Page 3

This application is compatible with the surrounding uses as represented in the MP and other master studies.

F. The application mitigates any adverse impacts on the surrounding area to the degree practicable.

There are no anticipated adverse impacts associated with the proposed Site Plan application.

Adjustments:

No adjustments are being requested at this time.

We look forward to working with the City of Aurora on the review and approval of these next phases of The Aurora Highlands. Feel free to contact me with any questions or request for additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff Killion', is positioned above the typed name.

Jeff Killion, PE
Matrix Design Group, Inc.

cc: 24.1099.010, Task 2.0