



Landscape Architecture • Planning • Entitlements

September 21, 2020

Ms. Heather Lamboy, Planning Supervisor
 City of Aurora Planning and Development Services
 15151 E. Alameda Parkway
 Aurora, CO 80012

RE: Murphy Creek GDP Planning Areas 16 and 20 - Letter of Introduction

Dear Ms. Lamboy,

Henry Design Group, Inc., on behalf of Meritage Homes, the potential builder of Murphy Creek parcels PA-16 and 20 is pleased to submit this Preliminary Plat Letter of Introduction for the development of 73 Single Family Detached lots on 19.59 Acres

Project Description

The site is located west of S. Flatrock Trail and is surrounded by the Murphy Creek Golf. The site is located on both the north and south sides of E. Jewell Avenue which provides vehicular access to the proposed. The parcel is indicated on the Murphy Creek General Development Plan (GDP) Amendment No. 1 as Planning Area 16 and Planning Area 20 and is zoned for Single Family Detached-Medium Residential. The proposal is for a total of 73 single family lots. 32 homesites are planned within the 8.29 acres of PA-16 located north of E. Jewell Avenue. 40 homesites are planned on the 11.16 acres of Planning Area 20 located south of E. Jewell Avenue. Both parcels are within the permitted density per the GDP. As such, no rezoning is anticipated as necessary with this proposal.

The site is in a developing portion of Murphy Creek. Both sites are surrounded by the Murphy Creek Golf Course creating a visual amenity for the residents. E. Jewell Avenue separates PA-16 and PA-20. Access is provided to the parcels is from E. Jewell Avenue at a common intersection. An internal loop street provides access to each home site. An emergency access point is proposed to Jewell Avenue for the 40 lots within PA-20.

Proposed Adjustment

The following proposed Adjustments to the Murphy Creek GDP are being requested to enable the efficient development of these uniquely shaped sites.

ADJUSTMENTS TO THE MURPHY CREEK GENERAL DEVELOPMENT PLAN (GDP)		
MURPHY CREEK GENERAL DEVELOPMENT PLAN Standard	PROPOSED STANDARD	JUSTIFICATION
Sec. 2.1 Chart Minimum Site Planning Standards Matrix Single-Family Detached Medium	Single-Family Detached Medium	Overall, the odd shape of the parcels has restricted design options due to need for loop streets, access, and setbacks for Murphy Creek 100-year floodplain. In general, the lot sizes meet the intent of the GDP and the architecture will further ensure a quality home in compliance with the Murphy Creek GDP

Minimum Lot Size	<ul style="list-style-type: none"> • 6,000 SF • (Includes 300 SF when adjacent to an 8-foot wide tree lawn) 	<ul style="list-style-type: none"> • 5,600 SF • (includes 300 SF when adjacent to an 8-foot wide tree lawn). 	<ul style="list-style-type: none"> • 20 Lots of the 73 total lots have the reduced lot size. • The smallest lot is 5,603 SF (where adjacent to the setback for Murphy Creek Floodplain); Largest lot is 15,389 and the average lot size is 7,131 SF. (The above square footages include the 300 SF allowance for the 8-foot wide tree lawn)
Minimum Lot Width Front Loading Garages	<ul style="list-style-type: none"> • 55-feet at Street • 50-feet at Front • 25-feet at cul-de-sac or similarly curved frontage at Street 	<ul style="list-style-type: none"> • 50-feet at Street • 50-feet at Front Setback on a straight Frontage • 40-feet at Front Setback on a cul-de-sac or similarly curved frontage • 25-feet at Front setback for Lot 4, Block 5 (Flag Lot) • 35-feet at Front setback for Lot 12, Block 4 (cul-de-sac Lot) 	<ul style="list-style-type: none"> • A reduced minimum lot width at the street is being requested due to the need for odd shaped lots based on site constraints • Minimum lot width at the front setback are being met or exceeded except for the two lots identified. The 50-feet at front is being met internal to the lot where the building will be placed.

Approval Criteria

The Preliminary Plat complies with the following Approval Criteria as stated in Section 146-5-3-(b) of the City of Aurora Unified Development Ordinance.

1) Consistency with the City of Aurora Comprehensive Plan

It is consistent with the Comprehensive Plan and all other adopted plans and policies of the City Council:

- The proposal provides housing in the Murphy Creek Emerging neighborhood as defined in the "Place Type" of Aurora Places
- Proper consideration has been given to the surrounding area.
- Provides housing in close proximity to existing facilities and jobs allowing residents to reduce travel time between work and home.

2) The application complies with the applicable standards in this UDO

The Preliminary Plat was designed in accordance with the Dimensional Standards of the Murphy Creek GDP and design standards as required by the UDO.

- Access and Connectivity is provided in accordance with City Standards, the Murphy Creek GDP and street networks as provided by adjacent planning areas.

3) The application complies with other adopted City regulations, any approved Master Plan that includes the property,

- The Preliminary Plat is in compliance with the Murphy Creek GDP - Planning Areas 16 and 20 defined as Single Family Detached - Medium.

4) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems.

- The infrastructure systems will have adequate capacity to serve the proposed development given these systems are being developed as this emerging neighborhood continues to develop and infrastructure improvements are provided by the builder/developer to ensure adequate services for the residents.
- Planning Areas 16 and 20 are infill pieces within the Murphy Creek neighborhood as the parcel is surrounded by the Murphy Creek Golf Course and existing or developing parcels within the GDP area.

In summary, the intent is to maintain the quality of the existing Murphy Creek neighborhood and fit into the fabric of the community by providing a compatible use, enhanced landscaping, and architectural details. If you have any questions, please feel free to reach out to the project team:

Applicant:

Meritage Homes
Glenn Nier
8400 E. Crescent Parkway
Suite 200
Greenwood Village, CO 80111
303-406-4323
Glenn.nier@meritagehomes.com

Planner/Landscape Architect:

Henry Design Group, Inc
Karen Henry
1501 Wazee St
Suite 1-C
Denver, CO 80202
303-446-2368
khenry@henrydesigngroup.com

Civil Engineer:

Proof Civil Consulting
Engineers
Todd Lyon, PE
600 Grant Street, # 210
Denver, CO 80203
303-502-5302
tlyon@proofcivil.com

Thank you for your time and efforts in reviewing this proposal and we look forward to continuing to work with you and the City of Aurora to see this emerging neighborhood to completion.

Best regards,



Karen Z. Henry, Principal