



Planning Division  
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## MEMORANDUM

**To:** Referral Contacts and Neighborhood Groups  
**From:** Brandon Cammarata, Planning Department Case Manager  
**Date:** September 12, 2019  
**Subject:** New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

**Development Application:** DA-1052-24 Sterling Hills AMH - Site Plan with Waiver/Preliminary Plat  
**Case Number(s):** 2019-4014-00; 2019-3044-00  
**Applicant's name:** American Homes Development  
**Site location:** Southeast Corner of Sterling Hills Parkway and E Villanova Place  
**Processing start date:** **September 9, 2019**

### Application Summary:

The applicant is requesting approval of a Site Plan/Preliminary Plat for 67 single-family detached residential homes on 9.0 acres. The waiver request is for lot sizes.

Please review the materials that are provided on the following website:

<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1395295**

On the above noted website there is a Comments Tab where you may enter your comments and or concerns. Comments and or concerns should be made no later than Friday, September 27, 2019. This case will be heard at a Planning Commission public hearing.

Tracking information about the processing of the application will also be found on the website listed above throughout the review process.

For further information, I can be reached at 303-739-7251 or via e-mail at [bcammara@auroragov.org](mailto:bcammara@auroragov.org).

I look forward to hearing from you!

**Review and Approval Criteria for  
Site Plan  
Section 146-405(F)(1-11)**

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- (F) Criteria for Review and Approval. Approval of site plans under this section may include conditions or limitations. The following criteria shall be considered by the planning and zoning commission and the city council in reviewing applications under this section:**
- 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.**
  - 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.**
  - 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.**
  - 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 incorporate and protect view corridors. Where reasonable, the design of the development shall maintain the approximate topographic form of major ridgelines, swales, and landforms.**
  - 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.**
  - 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.

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

**Approval Criteria for  
Subdivision Plat  
Section 147-12(e)(1 thru 6)**

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**The Subdivision and Review Committee shall approve a subdivision plat if they find that the plat;**

- 1) is consistent with the Comprehensive Plan and all other adopted plans and policies of the City Council;**
- 2) is consistent with all approved plans for the site, including without limitation and general development plan, preliminary development plan, framework development plan, or site plan that has been approved in accordance with previously approved plans;**
- 3) complies with the standards of the Subdivision Ordinance;**
- 4) complies with the standards of the Zoning Ordinance; and**
- 5) complies with all other applicable City regulations, subdivision plat checklist, standards and administrative procedures, including without limitation any requirements for the submission of a preliminary drainage report pursuant to Sec. 138-367(3).**
- 6) Will not result in new burdens on the city's existing public facilities and services. If new burdens would occur, the development shall be responsible for mitigating such impacts through compliance with standards adopted by the city council. The standards will include fees calculated and imposed to provide adequate public facilities and services based upon objective criteria.**

**Subdivision plat applications that do not satisfy the review and approval criteria of this subsection shall be denied.**

NOT REGISTERED GREATER SEVEN HILLS NBHD & CIVIC ASSN	7	NOT REGISTERED HUTCHINSON HEIGHTS	11	JO DEE WILLIAMS SIDE CREEK 18733 EAST UTAH CIRCLE AURORA CO 80017	44
NOT REGISTERED AURORA HIGHLANDS	128	PAT SHIPLEY COUNTRY LANE COMMUNITY ASSN INC 17526 E DICKENSON PL AURORA CO 80014	144	STEPHANIE ANTILA LAKE SHORE COMMUNITY ASSOC 6892 S YOSEMITE WAY #2-101 CENTENNIAL CO 80112	145
CUSTOM MGMT GROUP DOVER HOA 2950 S JAMAICA CT #101 AURORA CO 80014	235	GREG CHEATWOOD BLUFFS AT SEVEN HILLS 3165 S ANDES ST AURORA CO 80013	250	CURTIS GARDNER BRIARCLIFF 19524 E HAMILTON PL AURORA CO 80013	252
DIANE MILLER, CAM CARON REALTY INC CREEKSIDE AT SEVEN HILLS 7800 S ELATI ST #250 LITTLETON CO 80120	270	JANELLE MAUCH STERLING HILLS HOA 27 INVERNESS DRIVE EAST ENGLEWOOD CO 80112	316	ACCU, INC. TINA HARRISON TOWER PARK HOA 2140 S HOLLY ST DENVER CO 80222	317
BARBARA FLOWERS STERLING HILLS WEST 2600 S FUNDY CIRCLE AURORA CO 80013	319	NEAL WILER VILLAS AT ASPEN RIDGE CONDOS 17809 E BAKER PLACE AURORA, CO 80013	326	NOT REGISTERED HOLIDAY CREEK HOA	342
TRISHA RUDY Tower Ridge Townhomes 1615 CALIFORNIA ST, STE 407 DENVER CO 80202	386	BRITTANY BULL Conservatory at the Plains HOA 27 INVERNESS DRIVE EAST ENGLEWOOD CO 80112	388	KRISTEN CARLSON ILIFF COMMONS HOA 1250 S BUCKLEY RD STE I-222 AURORA CO 80017	393
CJ MATTHEWS Rock Ridge Condominium Association Inc 18811 E WATER DRIVE UNIT E AURORA CO 80013	400				