



May 10, 2024

City of Aurora – Planning Department

Debbie Bickmire
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: Letter of Introduction for The Aurora Highlands Site Plan No.15 / Filing No.15 Amendment No. 2

Ms. Bickmire:

On behalf of the Applicant, Taylor Morrison, I am pleased to submit this Letter of Introduction for the second amendment to Site Plan No. 15 at The Aurora Highlands, referred to as Site Plan No. 15 Amendment No. 2. This Minor Amendment is a request to allow for an additional lot typical sheet to be added to the Site Plan outlining the requirements of the xeric landscape lot typical and curbside landscape. A key map was added to the adjusted sheets (34A and 34B) that outlines the residential lots where a xeric lot typical and curbside landscape would occur.

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

Applicant/Owner:

Taylor Morrison
Matthew Valente
6455 S Yosemite St, Ste 1000
Greenwood Village, CO 80111
303.481.5598
mvalente@taylormorrison.com

Planner:

Norris Design
Samantha Pollmiller
1101 Bannock Street,
Denver, CO 80204
303.892.1166
spollmiller@norris-design.com

Landscape Architect:

Norris Design
Sean Malone
1101 Bannock Street,
Denver, CO 80204
303.892.1166
smalone@norris-design.com

Site Location:

The Aurora Highlands is 2,497-acre mixed-use community located in northeastern Aurora, Colorado. The community is generally located east of E-470, between 48th Avenue and 26th Avenue. The residential portion of the property is west of the future alignment of Powhaton Road.

Site Plan No.15 is 73.5 acres located near the northeast intersection of Main Street and East 32nd Avenue in Village 4. The site is accessed by Main Street to the west and Warm Springs Avenue to the south and East 35th Avenue to the northeast and East 35th Drive to the northwest.

Minor Amendment Summary of Proposed Changes:

The proposed amendment is a request to add an additional sheet to the site plan describing xeric landscaping for lot typical and curbside landscaping. The former sheet 34 has been amended to be sheet 34A and will provide details on xeric landscaping for curbside and lot typicals and new sheet 34B has been created to include a key map showing possible locations of xeric landscaping for lot typicals and curbside landscaping.



Approval Criteria:

The proposed plat amendment and modifications to the irrigation point of connection will have no impact to the approval criteria for Site Plan and Subdivision Plat.

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 this Minor Amendment. Feel free to contact me directly should you have any comments, questions, and/or requests for additional information.

Sincerely,

Norris Design

A handwritten signature in black ink, appearing to read "Samantha Pollmiller".

Samantha Pollmiller

Principal

Applicant's Representative