



June 04, 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.21 / Filing No.21**

Ms. Bickmire:

On behalf of the Applicant, Century Communities, I am pleased to submit this Letter of Introduction for Site Plan No.21 at The Aurora Highlands.

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

<p><b>Owner / Master Developer:</b> The Aurora Highlands LLC Carlo Ferreira 6550 South Pecos Road, Suite 124 Las Vegas, NV 11711 720.436.1572 carlo@theaurorahighlands.com</p>	<p><b>Applicant / Builder:</b> Century Communities Cindy Myers 8390 Crescent Pkwy, STE 650 Greenwood Village, CO 80111 303.551.8420 Cindy.Myers@centurycommunities.com</p>	<p><b>Civil Engineer:</b> Cage Eric Pearson, P.E. 999 18th Street, STE 2110 Denver, CO 80202 720.206.6625 epearson@cagecivil.com</p>
<p><b>Planner:</b> Norris Design Diana Rael 1101 Bannock Street Denver, CO 80204 303.892.1166 drael@norris-design.com</p>	<p><b>Landscape Architect:</b> Norris Design Sean Malone 1101 Bannock Street Denver, CO 80204 303.892.1166 smalone@norris-design.com</p>	<p><b>Surveyor:</b> Aztec Consultants, Inc. Brady Moorhead 300 E. Mineral Ave, #1 Littleton, CO 80122 303.327.7499 bmoorhead@aztecconsultants.com</p>

**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 Aurora Highlands Parkway and 32nd Avenue.

Site Plan No.21 is 34.4 acres located near the northwest intersection of E. 32nd Avenue and The Aurora Highlands Parkway in Village 9. The site is accessed by Highlands Creek Parkway to the west, through Filing 17 and E. 32nd Avenue to the south.

**Project Overview:**

The site is comprised of a portion of Planning Area 70 of the approved Master Plan (MP) and is the second phase of two phases proposed for this neighborhood. 178 homes are proposed with a mix of single-family residential home types both front and alternatively-loaded. Proposed

density with this filing is 5.2 du/ac (178 lots over 34.4 acres). Lots proposed with this filing primarily includes single-family detach front-loaded homes, ranging in size from 5,750 sf to upwards of 6,900 sf and alternatively-loaded (via a motor court) single-family homes. Homes are distributed among smaller, walkable blocks and are generally oriented in a north-south alignment. Single-family homes are served from front entrances located on local streets or accessed from private shared drives.

**Amenities:**

The site includes a variety of communal open spaces that are provided throughout the central area of the neighborhood creating a pedestrian corridor. Three areas (Tract A, B, and C) are proposed for credited open space. These areas include amenities such as recreational lawn zones, tables, shade structures, benches, playground activities, and other site furnishings to promote both passive and active recreation.

Nearby amenities for residents of this site include the following parks and open space:

- Future Neighborhood Activity Center located to directly to the east within the future second phase of this neighborhood.
- Future Neighborhood Park and shared elementary school site (PA.59 and PA.60 of the approved MP), located to the southwest of the site.
- Future Neighborhood Park and Trail Corridor (PA.66, PA.72 and PA.53 of the approved MP), located within the Aurora Highlands Parkway divided roadway.
- Future Neighborhood Park and shared school site (PA. 73 and PA.74 of the approved MP), located east of the site, across Aurora Highlands Parkway.
- Future open space trail corridor which runs parallel to Highlands Creek Pkwy. and E. 32nd Avenue. Trail nodes and meandering paths are to be provided along this route.
- Future Commercial Activity Center (PA.82 of the approved MP), located at the northeast corner of Aurora Highlands Parkway and E. 26th Avenue.

**Architecture:**

Proposed architecture will reflect the Modern Colorado style which includes pure forms and rich materials that create an aesthetic that embodies the modern Coloradan vernacular. Character, forms, and materials are designed to be consistent with the MP architectural standards. All homes will be served by two-car garages accessed from adjacent roadways and boast multiple elevation options to provide variety and visual interest within the neighborhood. Alternatively-loaded homes (Motor court homes) proposed, shall be served from a shared drive and homes adjacent to the ROW shall have front doors that are directed to the street providing a continued welcoming streetscape aesthetic across the neighborhood.

All plans will comply with The Aurora Highlands MP and the Unified Development Code. Architecture will be coordinated with the City's planning and building permit review staff separate from this Site Plan application.

**Public Art:**

Per the MP, no public art is proposed in this application.

**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 a mix of residential options for buyers which will support future, planned retail, restaurants, commercial, and other neighborhood services. Walkable blocks are designed to provide easy pedestrian access to the future neighborhood activity center located within the second phase of the neighborhood as well as access to the larger regional trail system.*

- 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.

*A Public Improvements Phasing Plan was approved with the MP in 2018 and sized the streets and associated infrastructure to accommodate a maximum of 12,487 units proposed. The site plans proposed with this application is consistent with planned densities/land uses and will include and sustain the improvements as discussed in the Public Improvement Plan and Master Utility Study. Infrastructure to serve the site will be provided through improvements planned with this Site Plan and corresponding Site Plan applications.*

- 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 Site Plan No.21 intends to minimize the impact to the existing topography and maintain the drainage patterns outlined in the approved in the 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.

*Site Plan No.21 is designed to successfully accommodate both pedestrian and vehicular connectivity at a high level. The open space and trail network are key design elements in every development parcel linking homes to adjacent 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.

*This application is compatible with the surrounding residential uses. The residences proposed in this application are similar in size, scale, and materials to those in surrounding filings.*

- 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 this next phase of The Aurora Highlands community. 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". The signature is fluid and cursive, with the first name "Samantha" written in a larger, more prominent script than the last name "Pollmiller".

Samantha Pollmiller

**Principal**

**Applicant's Representative**