

January 9, 2020

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

Re: Villas at Murphy Creek - Letter of Introduction

Dear Heather,

Murphy Creek PA-14 is approximately 12.9 acres and is situated west of Harvest Mile Road and south of South Flatrock Trail in the City of Aurora. This parcel is included in the Murphy Creek Site Plan and subject to the Murphy Creek Development Standards.

Taylor Morrison Homes is proud to present to you a concept for the integration of patio homes within this portion of Murphy Creek. As an age targeted community, we will be providing a low maintenance lifestyle for people looking to downsize within this part of Aurora, as all of the landscape areas will be maintained by the HOA, thus providing lock & leave capability to empty nesters and people who travel a lot for business and pleasure.

Within the neighborhood we are proposing a central pocket park that will be amenitized as a gathering space for the community to come together for social events. This space is envisioned to include a variety of lounging and seating areas with a range of shading options, as well as amenities such as a grilling station, outdoor fire pit and adjacent versatile lawn space. Additionally, there is a network of proposed trails throughout the parcel that connect to the adjacent road and trail along Harvest Mile Road and the rest of the Murphy Creek community, as well as our central gathering space. In addition to the more formal gathering space, we are also proposing multiple sodded areas for those with pets, and we are excited to include a butterfly garden as well. Taylor Morrison has teamed up with the Butterfly Pavilion and their experts on other projects, in pursuit of expanding biodiversity within our communities, and is pleased to do so again on this project within the City of Aurora.

The patio homes proposed for the site are single family detached ranch homes all of which are taking access from public roads. These public roads are planned as local roads with a 57' ROW as defined within the Murphy Creek development standards. All homes will be set to provide a minimum 18' front setback to the garage door, thus accommodating guest parking within the driveway. Additional guest parking will be provided along the public streets within neighborhood, ensuring that ample parking is provided and well dispersed for residents and guests throughout.

This parcel will provide water quality and detention prior to connecting into the existing storm sewer infrastructure. Water and sewer will be located in the public roads as is typical.

The current unit count is 63 which equates to approximately 4.88 DU/acre.

List of Proposed Adjustments:

1. From Section 146-4.7.5.C.2.a.iii - Curbside landscape areas between 6' and 10' in width, shall be planted with shrubs at a minimum, to allow an 8' sod tree lawn along Flatrock Trail Rd with a 10' landscape buffer behind the walk.

We are proposing to have a streetscape design that will be in keeping with the existing condition throughout Murphy Creek, and this is especially important along Flatrock Trail. We believe that, based on the streetscape details provided in the development standards, and since the existing condition in Murphy creek includes sod within tree lawns under 10', this indicates that this is the intention of their approved GDP and associated development standards. In our community meeting, we heard quite clearly that the residents would like to continue with the approved vision for Murphy Creek. Further, the neighborhood group was very positive and quite excited with the fact that our plan was following that vision. We are concerned that if we need to convert the tree lawn on our side of Flatrock to shrubs and native grasses, as opposed to sod, that it will be inconsistent with the other side of the street, resulting in an odd aesthetic and inevitably complaints from the current residents. The image below depicts the existing condition on the west side of Flatrock Trail, across from our site. In addition to the existing condition justification it should be noted that we are proposing a higher quantity of trees and shrubs within our neighborhood to mitigate for utilizing sod within the tree lawns, as opposed to shrubs. In this regard, to meet the minimum requirement under the GDP and City code, our open space tracts and tree lawns would require 145 trees and 804 shrubs, and in these areas we are proposing 170 trees and 878 shrubs, plus approximately 200 more shrubs included in the butterfly garden. As such, we are proposing substantial and desirable landscape in the other areas on our site, while maintaining a consistent streetscape appearance along Flatrock Trail.



2. From Section 146-4.7.5.C.2.a.ii - Curbside landscape areas between 3' and 6' in width, shall be planted at a minimum with shrubs, to allow a 6' sod tree lawn along the interior streets.

Similar to the justification and mitigation measures provided in the section above pertaining to Flatrock Trail, we are proposing a sodded 6' tree lawn along the interior streets as well. The proposed streetscape design for the interior streets is also in keeping with the existing conditions of community, which we believe is the intention of the approved GDP and associated development standards, as well as the wishes of the residents within Murphy Creek, as expressed to us in our community meeting. An image of a typical interior residential local street within Murphy Creek is included below and would be consistent with our interior streets as proposed.

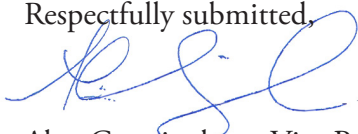


Thank you in advance for your consideration of these 2 adjustments.

We have worked closely with staff on refinements to the plan and believe they have resulted in a traditional and cohesive plan, capable of meeting the Murphy Creek development standards, while providing an attractive lifestyle product in an enclave setting within the community. As is required, we are submitting under separate cover, a comprehensive response to all of the comments and redlines received in the Site Plan Submittal review under the letter dated December 12, 2019.

We look forward to continuing to work with City staff en route to another successful project in the City of Aurora. Thank you in advance for your time and consideration, it is greatly appreciated.

Respectfully submitted,



Alan Cunningham, Vice President
PCS Group, Inc.

