



*Murphy Creek - Parcel 13  
CSP Letter of Introduction*

# LETTER OF INTRODUCTION

Ms. Heather Lamboy  
City of Aurora  
Planning Division  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

RE: Murphy Creek Parcel 13 - Letter of Introduction

Murphy Creek Parcel 13 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 General Development Plan and subject to the Murphy Creek Development Standards.

Taylor Morrison 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 shading options, as well as amenities such as a grilling station, outdoor fire pit and adjacent 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 20' 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, and represents a reduction of 10 units from our pre-application concept plan. Additionally, this plan is compliant with the 20% common open space and buffer requirements for the project.

On behalf of our entire project team, I would like to thank the City of Aurora Planning and Development Services Department for the opportunity to submit this application to you for this Murphy Creek parcel, for your consideration.

Upon review you will see that the plan has changed dramatically in response to the breadth of feedback that we received from all of the City departments in the pre-application process. We have worked closely with staff on these refinements and believe they have resulted in a more traditional and cohesive plan, capable of meeting the City of Aurora and 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 pre-application comments received from the City in their letter dated June 14, 2019.

The project team assembled has a significant amount of experience in the City of Aurora.

#### PROJECT CONTACTS

##### Project Applicant -

Taylor Morrison  
Matt Valente  
6455 S. Yosemite St., Suite 1000  
Greenwood Village, CO, 80111  
(303) 481-5598  
mvalente@taylormorrison.com

##### Land Planning & Landscape Architecture -

PCS Group, Inc.  
Alan Cunningham  
200 Kalamath Street  
Denver, CO 80223  
(720) 259-8247  
al@pcsgroupco.com

##### Civil Engineering -

Atwell, LLC  
Mike McGoldrick  
143 Union Boulevard  
Lakewood, CO 80228  
(720) 541-6619  
mmcgoldrick@atwell-group.com

##### Traffic Engineering -

LSC Transportation Consultants, Inc.  
Chris McGranahan  
1889 York Street  
Denver, CO 80206  
(303) 333-1105  
csmcgranahan@lsctrans.com

Per Section 146-405(F) - Criteria for Review and Approval, 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.

- The Murphy Creek Community is depicted as an Emerging Neighborhood on the Placetype Plan in the Aurora Places Comprehensive Plan. The proposed site plan is consistent with the designation, and the proposed integration of age-targeted patio homes within this part of Murphy Creek will help to expand the types of housing offered, and serve the needs of an aging population interested in reduced maintenance living with social integration and an active lifestyle.

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.

- The proposed site plan is part of the larger Murphy Creek General Development Plan that accommodates the necessary public improvements to serve the entire community. As a small portion of the larger community, this site plan is consistent with the overall plans and will not place any additional burdens on the City.

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.

- The density of the proposed site plan is consistent with the approved GDP which allows for both single family attached and detached homes up to 10 dwelling units per acre. The proposed site plan contains 63 units on 12.88 acres for a proposed density of 4.88 dwelling units per acre.

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.

- The protection of and appropriate use of environmental features and topography to enhance the development was taken into account with the overall design of the Murphy Creek community and the integration of the golf course and associated open space. PA-13 is essentially an infill parcel located east of existing residential and between Flatrock Trail and Harvest Road. In this regard, there are

no environmental features specific to this site in need of protection. The applicant has performed due diligence in assessing the site for development and has prepared the necessary environmental studies to confirm this.

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.

- The site plan includes landscape design drawings to depict how the proposal conforms to the adopted landscape standards of the City of Aurora and the Murphy Creek GDP.

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.

- As a relatively small, oddly shaped parcel the integration of a truly gridded street network is both inefficient and impractical on this site plan. With that said, we have provided public road connections at existing intersections and we have achieved internal efficiency with a looped roadway system which provides good vehicular connectivity, while also creating a centralized pedestrian gathering spaces at the nexus of a trail system which connects to the greater Murphy Creek community.

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.

- While these conditions of approval seem to be more appropriate for a commercial site plan we believe that the site design for this small portion of the Murphy Creek community does control any potential nuisance impacts. The looped street system mitigates traffic congestion by providing two access points to Flatrock Trail with maximum separation. The landscape design, trail connections and central gathering areas provide places for residents to congregate and provide access to light and air, which are beneficial to public health, safety and general welfare, and reduce the need for vehicular trips from the neighborhood.

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.

- The site plan and architecture have been designed to comply with the Murphy Creek Design Guidelines and GDP which will ensure both a quality in design as well as a consistency with the surrounding neighborhoods. Within this site plan itself, we have carefully considered the layout of the homes as they



relate to their relationship to amenitized spaces, trail corridors and open space buffers to create an aesthetically pleasing and functional neighborhood within this portion of Murphy Creek. The applicant, Taylor Morrison is proud to bring their Villa home product, which has been successful in other markets demanding of similar high quality in architecture and craftsmanship to Murphy Creek.

9. Adequacy, accessibility, and connectivity of traffic and circulation plans. The design, 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.

- The site design includes a connected street network, with access to open space, trails and park spaces. The site design includes a trail connection from our internal amenity space to the intersection of S Flatrock Trail and S Grand Baker Street, to connect to the greater Murphy Creek trail and open space system. From a resident and guest parking perspective, all homes will include double car garages and driveways, and public streets are being utilized with on-street parking to ensure plenty of parking throughout the neighborhood.

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

- The streets have been designed to conform with the Murphy Creek GDP street standards as required.

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.

- The Applicant and their team have a significant amount of experience in Aurora and throughout the Front Range of Colorado, including many award winning communities. We are confident that the developer will not be determined to be in violation of any requirements, conditions or representations on prior developments.

Thank you for your time and consideration, we look forward to working with you on this application.

Sincerely,



Alan Cunningham, Vice-President, RLA, PCS Group, Inc.