

March 19, 2018

City of Commerce City, Colorado
Attn: Brad Callender
7887 East 60th Avenue
Commerce City, CO 80022

Re: Buffalo Highlands – Planning Area “A” PUD Amendment

Brad,

On behalf of Lennar, we respectfully submit our application for a PUD Amendment for Buffalo Highlands. This submittal includes all required items as discussed with Steve Timms and Chris Cramer regarding the project. We have provided the following Project Statement narrative outlining the nature of the application.

Overview

Buffalo Highlands is a 316.2 acre property located in the city of Commerce City, Colorado. The development site borders the northeast corner of the Rocky Mountain Arsenal Wildlife Refuge, with Buckley Road to the east and Tower Road to the west, and between East 96th Avenue to the north and East 88th Avenue to the south. Planning Area “A” is defined by Landmark Drive, Telluride Street, East 96th Avenue, and East 94th Way.

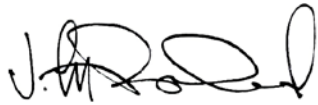
Planning Area “A” is currently zoned for townhome development. We are proposing to change the use of this area to include single-family attached residential development. We are also proposing to amend the PUD requirements for Planning Area “A” associated with the proposed paired product.

Planning Area “A” of the Buffalo Highlands is a 23.2 acre property that consists of multi-lot residential clusters connected via a network of pedestrian walkways and public streets. The proposed uses include clusters of single-family attached units, with 164 total units in Planning Area “A”. Each cluster of 8 units contains 4 pairs of single-family attached homes, with each home consisting of a private garage, porch, driveway, and fenced rear yard. Residential lots are oriented towards a shared drive that branches perpendicularly from the public street. A number of trails and open spaces are directly accessible from each home through tree-lined sidewalks and landscaped walkways that are interconnected throughout the community. To further encourage pedestrian circulation to neighborhood amenities, we are proposing a continuous planted buffer between the sidewalk and any adjacent privacy fencing. Various monuments located along the perimeter of the community serve to guide residents and visitors through the neighborhood.

Access to the neighborhood is from Telluride Street and East 94th Way. The site is surrounded on all sides by existing residential developments.

We look forward to working with the city of Commerce City to implement a successful project and develop this site into a functioning, livable, and thriving residential community.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Rowland', with a stylized, cursive script.

Joshua L. Rowland
Principal, LAI Design Group