



Kim Kreimeyer
Senior Planner
City of Aurora
15151 East Alameda Parkway, 2nd Floor
Aurora, CO 80012

RE: Painted Prairie Site Plan Amendment with Adjustments

Dear Kim,

We are pleased to submit our Amendment for the Phase 2 Site Plan. We have discussed with the city and incorporated the City's initial feedback.

As you are aware, Painted Prairie has been an endeavor that has been underway for over a decade, and we are excited to continue working with the City on the project. Painted Prairie is a traditional neighborhood development organized around a highly connected street and pedestrian network. Located adjacent to the Gaylord Rockies Resort & Convention Center and near Denver International Airport, Painted Prairie will offer an exceptional experience for new homeowners and visitors alike.

The members of the development team, along with city staff, have been working on a revised fencing strategy to make clear the design intentions for a cohesive and simplified approach to fencing. The impetus for this revised fencing strategy has largely been a result of on site observations of multiple fencing inconsistencies as Phase 1 and Phase 2 are under construction. To remedy these inconsistencies a re-tooling of the documents guiding the fencing strategy and construction is required. The over-arching objective is a consistent fencing approach with well designed and properly constructed fence types. This site plan amendment is simply to update the Phase 2 Site Plan to be reflective of the fence changes in the Major Amendment to the Master Plan with UDO Adjustment, which was approved by Planning Commission Hearing 4/26/2023. Please refer to that submittal which is being managed by Aja Tibbs and the DA number is DA-1556-32.

Additionally, two security camera locations are being revised, and one security camera location is being added.

A summary of the proposed changes for Phase 2 fencing are as follows:

- The demarcation fence is not a proposed fence type for this phase any longer. The detail has been removed, as has its locations on the plan. In instances where it was being used as a front yard fence, it has been removed. In instances where it was being used in side yard conditions, it has been removed and replaced with privacy fence.
- The signature fence type detail has been removed as it is not used in this phase.
- The privacy fence initially had four options; two vertical picket and two horizontal. Initially, it was used primarily in-between lots. The privacy fence now has only two options; one with vertical pickets, and one with horizontal rails. It will still be used in-between lots, and in side yard conditions for privacy and as a visual buffer. The privacy fence is also being proposed adjacent to dedicated open space in side yard conditions instead of the demarcation fence.
- A 3ft metal front yard fence has been added to the details page in addition to written criteria for its optional use. As it is an optional fence, it is not depicted on the fence plan to avoid its construction with out receiving approval by the Painted Prairie Design Review Committee.

This amendment application also address safety concerns which were initially unforeseen, but have become apparent as residents have begun moving in to phase 1. To address these concerns, and maintain a level of

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community safety and well-being, Painted Prairie previously had two security pole locations approved. This amendment is requesting the two approved pole locations be moved within the right-of-way. This is required so the camera can be within proper proximity to cars in order to perform its license plate capture function. One additional security camera is being requested in the ROW at the intersection of N. Malaya St and E. 63rd Ave. It is understood these three security pole locations will require a License Agreement and that process is under way between our civil team and Grace Gray from City of Aurora's Real Property Department.

Sincerely,

Brent Martin
Managing Partner
Landscape Architect

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