



2953 South Peoria Street, Suite 101
Aurora, Colorado 80014
303.770.7201 fax 303.770.7132

November 20, 2020

Ms. Heather Lamboy, Planning Case Manager
City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80012

RE: Kings Point South PA 1-4 – Letter of Introduction

Dear Ms. Lamboy:

Richmond American Homes is proposing to develop this 61.3 +/- acre parcel of land generally located at the southeast corner of Kings Point Way and the future Aurora Parkway alignment, west of E-470 in Aurora, Colorado. Richmond American Homes intends to develop this parcel into a combination of single family detached lots with a mix of 50' to 60' frontages and a 'detached townhouse' product known as the 'Cityscape' product, with 32' frontages. The current zoning district is R-1 and R-2. At this time, the developer does not intend to rezone any portion of the property.

The ownership and design team are comprised of the following members:

Developer:
Richmond American Homes
4350 S. Monaco Street
Denver, CO 80237
720-977-3827
Attn: Jason Pock

Surveyor:
Aztec Consultants, Inc.
300 E. Mineral Ave., #1
Littleton, CO 80122
303-713-1898
Attn: Jim Lynch, PLS

Engineer:
Innovate Land Consultants, Inc.
12071 Tejon Street, Suite 470
Westminster, CO 80234
303-421-4224 Ext. 109
Attn: Alex Asadullaev, P.E.

Planner/Landscape Architect:
THK Associates, Inc.
2953 South Peoria Street, Suite 101
Aurora, CO 80014
303-770-7201
Attn: Julie Gamec

Per City of Aurora Code, Section 146-5.4.1.E.3 – Criteria of Approval the project is justified as proposed in the following ways:

1. The proposed project is consistent with the Comprehensive Plan. The property sits within the existing Aurora boundary and does not require annexation. The proposed project meets City Codes that apply to the area.

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2. The proposed project will allow future development of the property to comply with all applicable standards in the Unified Development Ordinance (UDO).
 3. The proposed project will result in a coordinated system of streets, trails, sidewalks, open spaces and infrastructure that tie into and complement existing and proposed improvements in the area and do not create significant adverse impacts on the surrounding area. The proposed development will also control nuisance impacts by providing appropriate buffering and screening, using down cast, full cut of site lighting and providing water quality.
 4. The proposed development is ADA accessible and will provide ADA accessibility along sidewalks and local and regional connectivity. The proposed development incorporates all street standards for public streets within the development.

This community is being planned to incorporate an innovative mix of single family detached products types to support the rapidly changing environment, provide a diverse community and provide recreational corridors and amenity spaces.

Kings Point South PA 1-4 will meet the land dedication requirements set forth by the City of Aurora. The proposed park contains 4.08 acres of park land. The approved FDP for the site requires 3.8 acres (net) of park land. Additional open space in both connection tracts and buffer areas along E-470 and the commercial area to the south are provided but not included in this calculation.

Richmond American Homes and the design team look forward to working with the City of Aurora on this exciting project. Please do not hesitate to contact me should you have any questions.

Regards,



Julie Gamec
THK Associates, Inc.

Applicant's Certificate of Compliance Regarding Minerals

With Article 65.5 of Title 24, Colorado Revised Statutes (H.B. 01-1088, Effective July 1, 2001).

Note to Applicant & Land Use Department:

For any of the following, the applicant must complete this certification as a prerequisite to the Planning and Development Services Department accepting any application that is submitted after September 1, 2015:

1. an application regarding a new or amended General Development Plan or Planned Community Zone District;
2. an application for a zone change;
3. an application that includes a subdivision or resubdivision;
4. an application for site plan or contextual site plan approval which anticipates new surface development; or
5. an application for a new or amended Framework Development Plan.

The certification is not required for minor amendments to site plans, framework development plans, general development plans, conditional uses, or redevelopment plans, **unless no development has occurred on the property since the plan was originally approved.**

Certification

I, Jason Beck for Richmond American Homes of Colorado, Inc., Applicant for the following named development under the Aurora Zoning Code Kings Point South PA 1-4

DA # 1628-04, hereby certify that I or my agent have examined the records in the Office of the Douglas [County] Clerk and Recorder to determine if any owners or lessees of any severed mineral estate in the property which is the subject of the proposed development can be identified, as required by Article 65.5 of Title 24, Colorado Revised Statutes (also known as H.B. 01-1088 ("the Act")). Further, based on this examination, I have determined that: [check applicable entry]

No such mineral estate owners or lessees exist in the Subject Property.

Mineral estate owners or lessees exist in the property to whom notice of the proposed development application will need to be sent as required by the Act.

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge.

Jason J. Beck
Applicant Signature

11-18-2020
Date

Jason J. Beck
Applicant Name (Print)

Note: The same person(s) signing the development/docket application form on behalf of the Applicant must also sign the foregoing certification.

Once an applicant has submitted a certification for a property, no further certification is necessary. New applicants will need to complete the certification process.