



May 10, 2023

Ms. Kim Kreimeyer  
Senior Planner  
City of Aurora  
15151 East Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Dear Kim,

Thank you for the letter regarding the third submittal of Painted Prairie Phase Two – Site Plan Amendment, and the comments provided by Development Review Team. We have reviewed and responded below to each of the comments.

**1. Planning (Kim Kreimeyer / 303-739-7216 / [kkreimey@auroragov.org](mailto:kkreimey@auroragov.org) / Comments in teal)**

1A. It appears there may be some confusion as to what a letter of introduction is. There has been a new letter of introduction submitted with each resubmittal. As indicated on the minor amendment application, the letter of introduction is a brief letter explaining the scope of work included in the amendment. It appears the scope of this amendment has changed three times. The latest letter mentions nothing of the security camera poles or the changing fence types, and only mentions a major amendment, which cannot be processed as a minor amendment and requires a development application and Planning Commission approval. Please provide a "Letter of Introduction" that describes the changes, in their entirety, which should include changes in fence types, and the addition and relocation of security camera poles.

**RESPONSE:** Sorry for the confusion. The Letter of Introduction has been revised to simply describe the changes being made to the Phase 2 Site Plan. These include an update of the fencing sheet to match the approved changes from the Master Plan Amendment with UDO Adjustment (approved 4/26/2023), and the revised locations of two previously approved security poles, and the addition of one more.

1B. The proposed fences on lots adjacent to the dedicated open space parcels for this phase will require an adjustment to Section 146-4.7.9.K of the UDO. The adjustment requires a Development Application and a Planning Commission Public Hearing. Please continue to work with the Planning staff on the development application for the UDO adjustment.

**RESPONSE:** Master Plan Amendment with UDO Adjustment was approved by Planning Commission Public Hearing on 4/26/2023.

1C. The scope of the project includes the elimination of master plan approved fence types, this change will require a minor amendment application to revise the Master Plan. Please submit a Minor Amendment Application for the master plan amendment.

**RESPONSE:** Master Plan Amendment with UDO Adjustment was approved by Planning Commission Public Hearing on 4/26/2023.

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1D. The security poles are located within the right-of-way and will require a License Agreement, this additional process will prolong the minor amendment review process. Please note this application will not be approved until the UDO amendment and License Agreement are approved. See Real Property comments below for more information.

**RESPONSE: Acknowledged. License Agreement has been submitted and is being coordinated with Real Property.**

1E. Please indicated the proposed changes with a red cloud and delta 3 on all affected sheets. See redlines for more detail.

**RESPONSE: Red cloud and Delta provided for all changes of this submittal.**

1F. The note on sheet 26 should pertain to this phase and not to the entire Painted Prairie community. Also, the note states the revised fence plan will allow only privacy fences, then states front yard fencing is optional for green courts only. Please clarify how many fence types will be allowed, and where the two types of fencing is allowed. See redlines for details.

**RESPONSE: Note has been revised.**

1G. The fence plan details, on Sheet 26, don't match the current master plan options. Please clarify that these fence plan details will be added to the master plan amendment.

**RESPONSE: Master Plan Amendment with UDO Adjustment was approved by Planning Commission Public Hearing on 4/26/2023. The details and information now match what has been approved and in the current Master Plan.**

## **2. PROS (Michelle Teller/ 303-739-7437/ mteller@auroragov.org/ Comments in purple)**

2A. Approved contingent on the UDO adjustment approval.

**RESPONSE: Master Plan Amendment with UDO Adjustment was approved by Planning Commission Public Hearing on 4/26/2023.**

## **3. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)**

3A. The security camera poles are encroaching into the Street R.O.W. and need to be covered by a License Agreement. Submit the License Agreement documents to licenseagreement@auroragov.org to start the processes. Be sure to submit all the required documents to the email address.

**RESPONSE: License Agreement documents have been submitted to Real Property Department. Coordination and review is ongoing with City of Aurora.**

Sincerely,

Brent Martin  
Managing Partner  
Landscape Architect

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