



5675 DTC Boulevard, Suite 200
Greenwood Village, CO 80237
303.770.7201 fax 303.770.7132

February 12, 2025

Ms. Ariana Muca,
City of Aurora Planning Department
15151 Alameda Parkway, Ste 2300
Aurora, CO 80012

RE: Minor Amendment for The Enclave at Saddle Rock North – Letter of Introduction

Dear Ariana,

THK is pleased to submit this Minor Amendment package for The Enclave at Saddle Rock North. As you are aware, The Enclave at Saddle Rock North Site Plan was approved by the Planning Commission on November 10th, 2021. Since that time, there have been a few items that need to be addressed and revised to make the site plan consistent with the current Construction Documents and Plat Amendment.

Below is an overview of the changes this amendment makes:

- Ponderosa Trail S Tree Lawn. The tree lawn along Ponderosa Trail S has been updated to remove the proposed sod and replace it with cobble.
- Trees Removed in the Drainage. The site plan has been updated to note that two trees will be removed from the drainage due to updated grading. The species, caliper, and mitigation value has been verified with the City of Aurora Forestry Department.
- Updated Landscaping. Landscaping has been updated in the park and detention pond areas to match the updated bases. Trees and shrubs in the detention pond area were moved out of the new 100-year water surface elevation. Seeding areas were updated to match the current detention pond layout. Trees and shrubs in the park were moved off the new sidewalk alignment and cobble was added to areas less than 6' wide for ease of irrigation.
- Base Updates. Bases have been updated to match current construction documents and plat amendment. Updated include grading, easements, and lot lines. Easements were updated to correct errors in the original submittal. Lot lines were updated to meet current code requirements. Typical street sections have also been updated to show the correct easements.
- Corrected Lot Chart. The lot chart on sheet S-2 has been corrected to show accurate lot numbers, square footage, and setbacks.

The Design Team feels that this application meets the requirements of a Minor Amendment per UDO Section 146-5.3.15 in the following ways:

1. The amendment does not approve any land use that was not authorized by the permit or approval or that was not already permitted by right on the property;

The amendment does not approve any land use that was not authorized.

2. The amendment does not decrease the total amount of common outdoor area in the development, and does not reduce the size of any common outdoor area adjacent to abutting property containing residential dwelling units.

The amendment does not decrease the total amount of PROS dedicated outdoor area and does not reduce the size of any common outdoor area adjacent to abutting property.

3. The amendment does not increase the maximum number of residential dwelling units in the development or the gross square footage of non-residential uses in the development.

The maximum number of residential dwelling units or gross square footage is not increased.

4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount, and does not reduce any building setback adjacent to development containing only non-residential uses by more than 10 percent (cumulative of any earlier amendments);

The amendment does not reduce any setbacks.

5. The amendment does not change any other development standard by more than 15 percent in Subarea A and 10 percent in Subareas B and C (cumulative of any earlier amendments).

The amendment does not change any development standards.

6. The amendment does not adjust any development standard where this UDO expressly prohibits adjustment of such standard.

The amendment does not adjust any development standard.

7. The amendment does not increase the amount of traffic generated by the development that received access to the Site Plan property from local streets, and does not increase or decrease the number of through streets, sidewalks, trails, trail connections passing through the Site Plan or connecting to or designed to connect to abutting properties.

The amendment does not increase the amount of traffic generated or change the number or streets, sidewalks, trails, trail connections etc. as described in the approved PIP.

8. The amendment does not result in substantial variation of any building design standard applicable to any building in the development, unless the Planning Director determines that alternative building design elements included in the amendment improve the perception of

building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.

The amendment does not result in substantial variation of any building design standard.

9. The amendment does not reduce the amount of total landscaping installed on the property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units, and does not result in substantial variation of any other landscaping or buffering requirement unless the Planning Director determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas, or that removal of landscaping is necessary to protect the health, safety, and welfare of the City and/or to achieve other community or neighborhood objectives.

The amendment does not reduce the amount of total landscaping installed on the property or impact required screening or buffering.

10. The amendment does not change any development standard, condition, or requirement specifically attached to a development approval by the Planning and Zoning Commission or City Council.

The amendment does not change any standard, condition or requirement attached to the development by the Planning and Zoning Commission or City Council.

11. The amendment is not inconsistent with any terms or conditions included in the permit or approval to protect the character or scale of any residential area within which, or near which, the development is located.

The amendment is not inconsistent with any terms or conditions.

12. The Planning Director shall post a notice of the approved adjustment on the City's website within five calendar days after making that decision.

Noted.