



## **PRAIRIE POINT SITE PLAN 3 (KINGS POINT NORTH):**

### **INTENT**

Kings Point North Master Plan Amendment #3 was approved. Infrastructure site plans (ISP East and ISP West) have been submitted to Aurora and have gone through several rounds of comments and are proceeding to Construction Documents. Prairie Point Site Plan 1&2 and Filing 1&2 have been through several rounds of review. Prairie Point Site Plan 3 and Filing 3 proposes 235 platted homesites within Prairie Point, formally Kings Point North.

The plan encompasses 86.9 acres. Of the 86.9 acres; approximately 53.9 acres is single family lots; 16.2 acres is Right-of-Way Dedication; 0.6 acres or pocket park (Tract K); 16.2 acres of landscape, easements, and detention ponds tracts.

The proposed 235 single family residential homesites range from 5,500 sq.ft. to ½ acre homesites. Of the 235 homes (102) in PA-14, (89) in PA-16, (6) in PA-17, (23) in PA-18 and (18) in PA-19. Each planning area does not exceed the maximum allowed number of units allowed per the Master Plan Amendment #3.

### **ADJUSTMENTS**

#### **ADJUSTMENT #1:**

##### **Ordinance: 146.4.3.10.c Lot Design & Layout (Double Frontage Lots)**

Adjustment: Double frontage homes allowed adjacent to Prairie Point Drive, Ireland Way, and Dry Creek Road given that a 20' landscape buffer is provided.

Rational: A large percentage of the site exceeds 10% slopes. In many areas connecting all local roads to the collectors to eliminate double frontage lots causes more grading and disturbance to the site. Allowing double frontage lots in areas provides a grade transition zone between the collector and development. To reduce the impacts, a 20' landscape buffer is proposed that will adequately setback fences and screen fences from the road.

##### **Major Adjustments (Section 146-5.4.4.D.3)**

##### **Criteria for Approval.**

**a. The adjustment will have no material adverse impact on any abutting lot, or any material adverse impacts have been mitigated by conditions attached to the adjustment; and**

A large percentage of the site exceeds 10% slopes. In many areas connecting all local roads to the collectors to eliminate double frontage lots causes more grading and disturbance to the site. The lots that the adjustment applies to are internal to the site and will have no adverse impact to any abutting lots. The adverse impacts have been mitigated by providing a larger landscape buffer along collector and local roads where the double frontage occurs.

**b. The adjustment does not violate any conditions of approval specifically applied to development of the property by the Planning and Zoning Commission or City Council; and**

This condition exists throughout the site and Prairie Point Filing 1 and 2 has been approved with the same adjustment.

**c. At least one of the following criteria have been met:**

**i. The adjustment will result in a perception of development quality as viewed from adjacent streets and abutting lots that is equal to or better than would have been required without the adjustment.**

The adjustment will reduce the number of intersections along a collector road (Prairie Point Drive) and reduce the amount of grading required for all the intersections. For any lot that requires adjustment we will be providing a landscape buffer along the street that will screen the proposed lots and provide more landscaping along the road. The landscape buffer along any proposed arterial is a minimum of 20' in width and we are proposing a buffer that is on average larger than the required 20' to have a greater separation for the impacted lots along with providing additional landscaped area. We feel this adjustment will result in a greater perceived development quality than otherwise been required without the adjustment.

## **ADJUSTMENT #2:**

### **Ordinance: 146-4.7.9.T.3 Fence and Wall Regulations**

Adjustment: Retaining walls to exceed 8' in height to preserve black forest trees.

Rational: Based on the approved Kings Point - Tree Protection Plan several trees within Prairie Point Filing 3 will need to be preserved. To preserve the black forest trees retaining walls are needed to maintain the existing grade around the existing trees. To protect the root system of the black forest trees, the retaining walls need to be located at a distance 2 to 3 times the width of the tree's drip line. Due to this, retaining walls up to approximately 14 feet are required to protect the root system of the black forest trees.

### **Major Adjustments (Section 146-5.4.4.D.3)**

#### **Criteria for Approval.**

**a. The adjustment will have no material adverse impact on any abutting lot, or any material adverse impacts have been mitigated by conditions attached to the adjustment; and**

The adjustment to the walls exceeding 8 feet will have no adverse impact to any abutting lot.

**b. The adjustment does not violate any conditions of approval specifically applied to development of the property by the Planning and Zoning Commission or City Council; and**

The adjustment to the walls exceeding 8 feet does not violate any conditions of approval applied to the development of the property.

**c. At least one of the following criteria have been met:**

**i. The adjustment will result in a perception of development quality as viewed from adjacent streets and abutting lots that is equal to or better than would have been required without the adjustment.**

The walls are needed to protect the existing black forest trees in the development. The protected existing black forest trees will result in a perception of development quality as viewed for adjacent streets and abutting lots that is better than have been without the adjustment.

**TEAM**

**Owner/ Applicant**

Clayton Properties Group II, Inc.  
4908 Tower Rd.  
Denver, CO 80249  
Contact: Dave Carro (303) 486-8500

**Civil**

Redland  
1500 West Canal Court  
Littleton, CO 80120  
Contact: Evan Rumney PE (720) 283-6783 x135

**Surveyor**

Aztec Consultants Inc  
300 E Mineral Ave #1  
Littleton, CO 80122  
Contact: Tony Peall, PLS (303) 327-7483

**Landscape/Planning**

Terracina Design  
10200 E. Girard Ave., Suite A-314  
Denver, CO 80231  
Contact: Layla Rosales (303) 632-8867

## **MAJOR SITE PLAN SUBAREA C CONFORMITY WITH SECTION 5.4.3.B.2.c.i**

i. *General.* The Major Site Plan shall be approved only if:

**(a) The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.**

The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council that apply to the affected area. During the Master Plan Process, conformity with the comprehensive plan was determined, this site plan follows the uses, densities, etc. set forth in the master plan.

**(b) The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.**

The Master Plan process studies the impacts to infrastructure. A PIP was approved as part of the Master Plan which this site plan follows.

**(c) Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.**

The area around site plan 3 has not been shown to have significant natural features, resources, or sensitive areas. The site plan has been designed to minimize the amount of grading and disturbance required on the site.

**(d) The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.**

The proposed design allows for the efficient circulation of pedestrians and cars through the site. The proposed design also incorporated specific road layouts which minimized the amount of earthwork required.

**(e) The application is compatible with surrounding uses in terms of size, scale and building façade materials.**

The site plan does not include any architectural plans; however, the landscape will meet or exceed all the Aurora requirements to create a community that is aesthetically pleasing while also utilizing water sensitive design.

**(f) The application mitigates any adverse impacts on the surrounding area to the degree practicable.**

The proposed site has adequate buffers and is similar in land use to the surrounding land uses to minimize any impacts to the surrounding neighbors.

**BLACK FOREST ORDINANCE**

The Black Forest Ordinance is applicable to Prairie Point. Tree surveys and analysis have been completed, and the City of Aurora Forestry Division has been included in the correspondence. A tree mitigation plan is Approved for all of Prairie Point, The plan is conforming with the approved plan.

August 23, 2024

Ms. Julie Bingham  
City of Aurora  
15151 E. Alameda Parkway  
Aurora, CO 80012

**Re: Prairie Point – Site Plan 3  
Variance Request Letter  
DA#: 1609-26, Case #: 2023-4009, 2023-3026-00**

Dear Ms. Bingham:

Please accept this letter on behalf of Clayton Properties Group II, Inc the applicant for the Prairie Point – Site Plan 3 and Plat Applications. The intent of this letter is to request a maximum standards variance from one provision within the Aurora UDO and the Aurora Roadway Design and Construction Specifications, 2023 manual. The standard to which we are seeking a variance is the maximum height of a retaining wall (4.02.7.04.3) shall not exceed 8' in height of the Aurora Roadway Design and Construction Specifications and the height of a wall in a common space (146-4.7.9.T.2.d) shall not exceed 48" in the Aurora UDO.

Standards:

Aurora Roadway Design and Construction Specifications Section 4.02.7.04.3 - All other retaining wall heights shall not exceed eight feet except when approved by variance by the Public Works Engineering Division. Walls shall be terraced until the required amount of slope has been taken up. Slopes between walls shall not exceed four feet of run to one foot of rise (4:1).

Aurora UDO Section 146-4.7.9.T.2.d – Maximum 48 inch height wall in all common areas.

Variance from Standard:

The project proposes to utilize a maximum wall height of 13.5 feet.

Justification:

The purpose of the retaining walls for Prairie Point – Site Plan 3 is to allow the surrounding development to be constructed while saving the Black Forest Trees in the area. Without the need to preserve these trees it is highly likely that these walls could be constructed within the Aurora standard of less than 8' in height if not completely eliminated.

The Aurora standard for tiered walls requires no steeper than a 4:1 grade between the walls. The option for tiered walls is not viable in this case since the existing grade in the area is steeper than 3:1. The 4:1 maximum slope between tiered walls would only be increasing the total combined wall height.

The areas where the walls are being utilized are horizontally limited due to the locations of the existing trees and proposed development/surrounding infrastructure. The tiered wall system would greatly increase the horizontal distance required for the walls and the wall construction, which could lead to construction activities encroaching into the root system of the trees. This could cause irreparable damage to the root system of the trees that could ultimately lead to the loss of the trees.

The walls are currently being proposed as formed structural concrete walls and structural designs will be provided with the construction documents for Prairie Point Site Plan 3. It is also anticipated that handrails will be placed on top of the walls to further mitigate any falling hazards.

On behalf of Clayton Properties Group II, Inc and the project team, thank you for your time and consideration reviewing this variance request. Please let me know if you have any questions.

Sincerely,



Evan Rumney, P.E.  
Project Engineer