



August 8, 2022

Sarah Wile
Senior Planner
City of Aurora
15151 East Alameda Parkway, 2nd Floor
Aurora, CO 80012

RE: Painted Prairie Phase Five – Site Plan with Adjustments

Dear Sarah,

We are pleased to submit our Site Plan and Final Plat application for the next Painted Prairie neighborhood development.

As you are aware, Painted Prairie is 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 Phase 5 is a 27 acre 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 Phase 5 Site Plan is for the 5th neighborhood to be built within the Painted Prairie community. This neighborhood lies between E 57th Ave and E 60th Ave and is on the western boundary of Prairie Retreat Park (High Line Canal) near Himalaya Road. This phase includes 197 residential lots/units (59 SFD front loaded, 55 SFD alley loaded, 35 green court, and 48 motor court) and interconnected parks and open spaces. The units offer a range of lot sizes and unit types, including front- and alley-loaded single family dwellings and motor courts. This neighborhood utilizes the Flexible Residential Lot designation, as depicted in the Master Plan Amendment, to incorporate narrow lots and sustainability features that serve to define a cohesive community that is highly unique in the City of Aurora.

This neighborhood will provide sustainability measures consistent with the Special Neighborhood Concepts in the Urban Design Standards within the approved Master Plan. These measures are critical to the character and quality of Painted Prairie and will be implemented within Phase 5 as follows:

- Reduced light pollution and use of energy efficient lighting within the parks, open spaces and streetscapes. Lighting will be properly shielded and downcast. Light will only be provided where needed for safety and at locations programmed for gathering in the evenings.
- Walkable streets and bicycle connections will be provided through enhanced streetscapes and connected parks and open spaces.
- The plant palette for Phase 5 will continue with the native and/or drought tolerant species defined within the Landscape Standards approved within the Master Plan. These plant materials will enhance biodiversity and minimize water use.

All major adjustments requested for Painted Prairie Phase 5 are listed below:

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MOTOR COURT ENHANCED SIDE ELEVATIONS ALONG HIMALAYA PERIMETER OPEN SPACE

These Motor Court elevations are provided here to show the enhanced architecture which will front along Himalaya perimeter open space. Additionally, a 4' demarcation fence will be provided on these lot lines adjacent to Himalaya perimeter open space. The fence details and plan are located in the Site Plan for this phase. These Motor Court products are the first of these product types and will provide another housing type to the Painted Prairie community.

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MAJOR ADJUSTMENT 1:

Painted Prairie seeks an adjustment from “garage doors as percentage of front façades” where the ratio exceeds 47% for all single family front-loaded lots.

CONDITIONS:

22 Single-Family Front-Loaded interior lots (45ft x 105ft) and 2 Single-Family Front-Loaded corner lots (45ft x 105ft) within Painted Prairie Phase 5. Affected corner lots for the 45ft Single-Family Front-Loaded product have been increased in width by five feet to accommodate the increased setback.

EXAMPLE:

45ft lot will typically have a house building frontage of 35 feet wide.

Conditions could vary between:

35 feet of building frontage with a two car garage with one 16ft garage door = 45.7%

35 feet of building frontage with a two car garage with two 10ft garage doors = 57.1%

RELEVANT STANDARD:

ARTICLE 146-4 DEVELOPMENT STANDARDS

Sec.4.6.5 Parking Design and Location

(C) Single-Family Detached and Two-Family Lots

8. Garage Doors as a Percentage of Front Facades. In all Subareas, where a garage door or doors accommodating one or two cars in non-tandem configuration appear on the front of a residential structure, the door or doors shall not occupy more than 47 percent of the total width of the front elevation. For garages built to accommodate three or more vehicles in non-tandem configuration, the garage doors shall not occupy more than 55 percent of the total width of the front elevation. All three-car garages shall have a minimum two foot offset between the single and double garage doors, or between two single doors if three single doors are provided.

MAJOR ADJUSTMENT JUSTIFICATION:

The adjusted lots have no material adverse impact on any abutting lots or violate any conditions of approval specifically applied to this development. Additionally these lots are incorporated in an overall plan that prioritizes a fine-grained mix of diversity increasing the overall development quality:

- 45ft x 100 or 105ft single family front-loaded lots are mixed with many other lot types, including talley-loaded and motor court homes
- 45ft x 100 or 105ft single family front-loaded lots are dispersed throughout Phase 5 of Painted Prairie.
- 45ft x 100 or 105ft single family front-loaded lots are typically mixed with 52ft x 105ft single family front-loaded lots on a block.
- 45ft x 100 or 105ft single family front-loaded lots do not occupy more than four contiguous lots on a streetscape.
- Only 12% of Phase 5 lots are 45ft lots.

ALTERNATIVE COMPLIANCE:

Design guidelines for Painted Prairie include requirements that houses on lots 45ft or less in width with street-facing garage doors shall have at second story massing above the garage and at least one of the following:

1. windows in the top panel of the garage door(s).
2. enhanced material expression on the garage door(s) that supports the architectural style of the house.
3. street-facing garage doors shall be located behind the ‘front building line’ of the house or the porch.

45' SINGLE FAMILY DETACHED LOTS (SHOWN IN BLUE)



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MAJOR ADJUSTMENT 2:

Painted Prairie seeks an adjustment from City of Aurora's maximum green court length of 360' to 504' in the unique circumstance of the green court lots fronting Prairie Retreat Park.

RELEVANT STANDARD:

ARTICLE 146-4 DEVELOPMENT STANDARDS

Sec. 4.2.3. Special Dimensional Standards

(C) Green Court Dwellings

1. The length of the Green Court open space shall not exceed 360 feet in length measured from any public or private street or access drive.

CIRCUMSTANCES:

Painted Prairie is a community where its residents enjoy strong connections to the overall Parks and Open Space network. Prairie Retreat Park is the largest open space in the development and runs adjacent to the east of Phase 5. By fronting lots along Prairie Retreat Park, a unique green court condition of 504 feet in length is created, and exceeds the 360 feet required in the UDO. This condition, however, further strengthens the connections its residents have with their Parks and Open Space, and has been consistent in this approach from its inception. These lots will be highly sought after for fronting Prairie Retreat Park. Not providing this frontage would be a lost opportunity for the community.

MAJOR ADJUSTMENT JUSTIFICATION:

The adjusted lots have no material adverse impact on any abutting lots. This green court condition is unique to these lots which front the largest park in the community and provide a special opportunity for the overall quality of the project by further strengthening connections between residents and their Open Space. This green court exceeds the length limit by 144', which includes a 25' green connection break roughly at the middle point of the green court, and a 28' green tract at the north end. In addition, this green court condition will provide "eyes on the park" for Prairie Retreat Park which is a foundational strategy for safer communities.



LEGEND

 GREEN COURT
 OVER 360'



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MAJOR ADJUSTMENT 3:

Painted Prairie seeks an adjustment from City of Aurora’s requirement for green courts to have direct frontage on and pedestrian access to a street that includes on-street parking and sidewalks for both sides. Only one green court in the north-west corner is seeking this adjustment (Tract D).

RELEVANT STANDARD:

ARTICLE 146-4 DEVELOPMENT STANDARDS

Sec. 4.2.3. Special Dimensional Standards

(C) Green Court Dwellings

1. Each green court dwelling development shall have frontage on and pedestrian access to a street that includes on-street parking and sidewalks on both sides.

CIRCUMSTANCES:

This green court is situated at the corner of E. 59th Dr and N. Iran St where the frontage to the streets (which do meet the parking and sidewalk requirements) is accessed by a sidewalk adjacent to the green court.

MAJOR ADJUSTMENT JUSTIFICATION:

The adjusted lots have no material adverse impact on any abutting lots or. Green courts have been an integral part of the overall vision of Painted Prairie because they provide residence park fronting units. There are only three units on this green court. The adjacent streets, E 59th Dr. and N Iran St, do provide sidewalks and on-street parking for both sides. While these two portions of the requirement are being met, the three units of this green court do not directly front on to these streets. Roughly 25 feet of tract space connects these green court units out to the street frontage.

LEGEND

 GREEN COURT UNITS WITH OUT STREET FRONTAGE



MAJOR ADJUSTMENT 4:

Painted Prairie seeks an adjustment from City of Aurora's requirement for motor court lots abutting the rear property line where the minimum setback from the rear property line is 10 feet and is asking for two lots to have a 7' rear setback.

RELEVANT STANDARD:

ARTICLE 146-4 DEVELOPMENT STANDARDS

Sec. 4.2.3. Special Dimensional Standards

(E) Motor Court Dwellings

1. For those lots abutting the rear property line, the minimum setback from the rear property line is 10 feet.

CIRCUMSTANCES: Two motor courts do not have the 10' required setback due to the "knuckle" at the intersection of N. Iran St and E 59th Dr.

MAJOR ADJUSTMENT JUSTIFICATION: The Master Plan for Painted Prairie includes a 40' linear open space around the entirety of the neighborhood. The two lots seeking a 7' rear setback are located on this 40' perimeter open space which provides the lots ample access to open space. Only two lots seek this adjustment, and no other lots are planned adjacent to them.



We look forward to working with the City on this next phase of Painted Prairie.

Sincerely,

Brent Martin
Managing Partner
Landscape Architect

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