



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

March 22, 2023

Mr. Erik Gates
City of Aurora Planning Department
15151 E. Alameda Parkway
Aurora, CO 80012

Dear Mr. Gates,

THK Associates, on behalf of Prusse Land Company LLC is applying for an initial zoning of +/-20 acres adjacent to and to be incorporated within The Overlook at Kings Point South. The requested initial zoning will be for R-1 zoning and that is complementary with the Rural Residential and Agricultural zoning in adjacent Douglas County, and adjacent R-1 zoning within the City of Aurora.

The applicant has already begun the annexation process with the City of Aurora. Annexation will occur concurrently with this zoning map amendment and Master Plan review and approval.

We look forward to working with the City during this process. Please don't hesitate to contact me with any questions or comments.

Regards,

A handwritten signature in blue ink, appearing to read 'Julie Gamec', is written over a light blue horizontal line.

Julie Gamec | THK Associates, Inc. | Principal
303-770-7201

ZONING MAP AMENDMENT (INITIAL ZONING) JUSTIFICATION

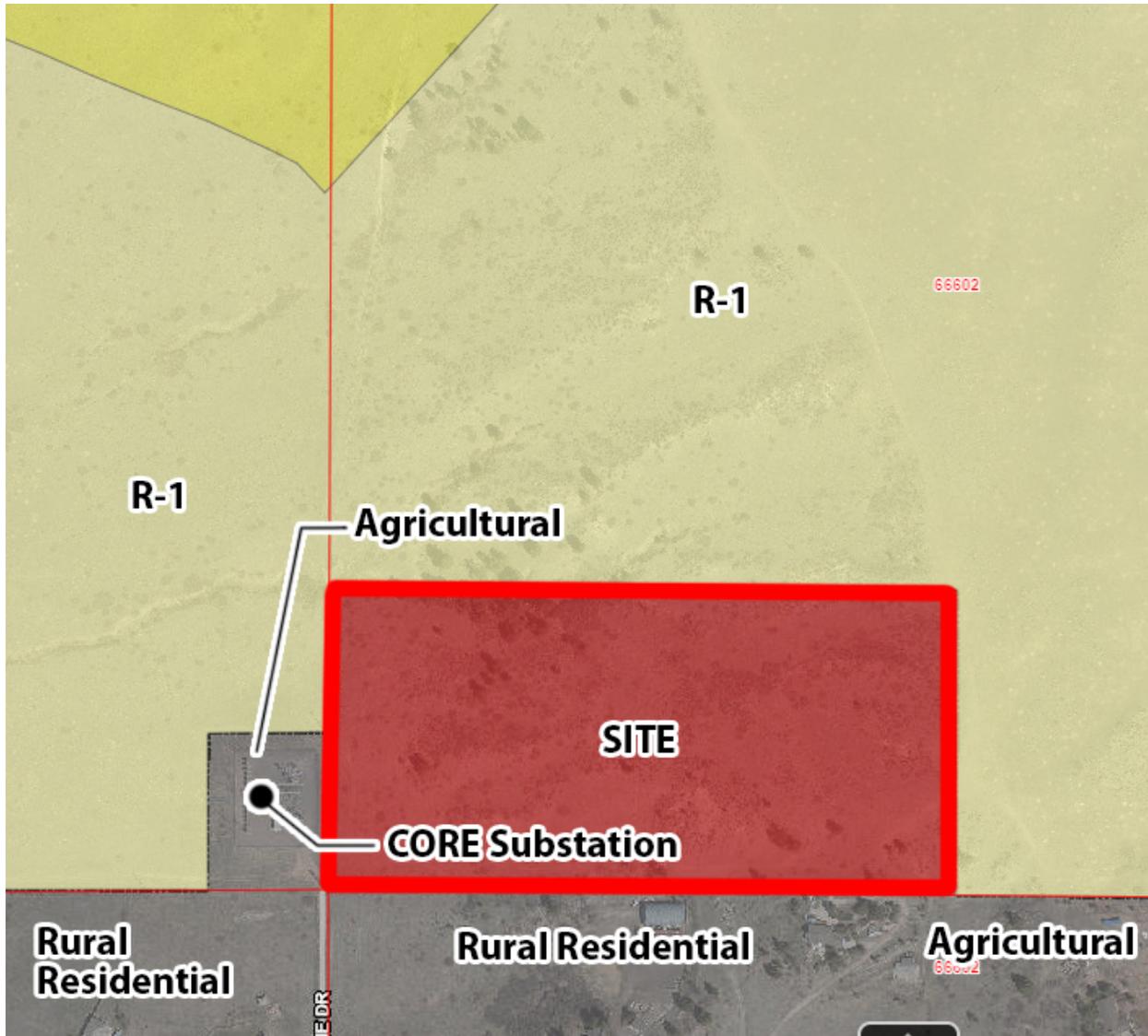
+/-20 Acres for the Overlook at Kings Point South

Per the Unified Development Ordinance (UDO) the Criteria for Approval listed in Article 146-5.4.1.C.3.a states the following criteria must be met:

1. The change to the Zoning Map is needed to correct an error
2. The change to the Zoning Map is required because of changed conditions or circumstances on the property or in the surrounding area and:
 - a. The applicant has demonstrated that the proposed initial zoning or rezoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s);
 - b. The applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed initial zoning or rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions; and
 - c. The application demonstrates that the change in zoning will not create significant dislocation of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.

The request to change the zoning map is not needed to correct an error.

The applicant is proposing to initially zone +/-20 acres. Currently, the site is undeveloped, located within Douglas County and zoned A1-Agricultural One.



The applicant proposes that the site be initially zoned to R-1 Low-Density Single-Family Residential District zoning. This request is to respect the neighbors in the adjacent neighborhoods in unincorporated Douglas County and adjacent existing R-1 zoning within the City of Aurora. All adjacent zoning to the north and east of the site is within the City of Aurora and is zoned R-1. The site to the west is an existing CORE substation within Douglas County and is zoned A1 – Agricultural One and the area to the south is within Douglas County and is zoned RR- Rural Residential. The Travois Neighborhood, while not adjacent to this parcel, is adjacent to the Overlook at Kings Point and is within Douglas County and is zoned A1-Agricultural One.

The proposed initial zoning request of R-1 is consistent with the intent of the Comprehensive Plan. The Comprehensive Plan notes the Placetype in this area as Established Neighborhood. The primary land uses defined in the Comprehensive Plan for Established Neighborhood include the following:

- Single-Family Detached Residential
- Single-Family Attached Residential
- Multifamily Residential

The supporting land uses defined in the Comprehensive Plan for Established Neighborhood include the following:

- Restaurant
- Commercial Retail
- Office
- Institutional
- Parks and Open Space
- Community Garden

The Placetype of Established Neighborhood encompasses the use and feeling of the R-1 zoning. The new zoning encourages blending of new development with existing development by limiting density and allowing the project to accommodate existing topography and dimensional standards as defined in the UDO.

Per the UDO, the purpose of the R-1 district is to promote and preserve safe and attractive low-density single-family residences. The district would prohibit all commercial activities except permitted home occupations. The R-1 district is generally comprised of medium to large suburban lots.

The Dimensional Standards of the proposed rezone are compatible with the surrounding development, as that is already zoned R-1, Rural Residential and Agricultural. All of The Overlook at Kings Point South development will be subject to the Overlook at Kings Point South Master Plan which outlines its own development standards, above and beyond the city code. The Master Plan is being submitted to the City concurrently with this zoning map amendment.

Currently, the site is undeveloped and so no dislocations of tenants or occupants will occur. The rezoning of this property would allow for future development to be consistent with the Comprehensive Plan, and surrounding development.

LEGAL DESCRIPTION EXHIBIT A

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING ALL OF THAT CERTAIN UNPLATTED LAND RECORDED AT RECEPTION NO. 01050949 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO;

SUBORDINATELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 2, WHENCE THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 BEARS NORTH 00°13'36" EAST, A DISTANCE OF 2,581.08 FEET WITH ALL BEARINGS HEREIN REFERENCED TO SAID LINE, ALSO BEING THE SOUTHWEST CORNER OF SAID UNPLATTED LAND;

THENCE ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARIES OF SAID UNPLATTED LAND, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 00°13'36" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 647.35 FEET;
2. SOUTH 89°35'51" EAST, A DISTANCE OF 1,338.15 FEET;
3. SOUTH 00°19'39" WEST, A DISTANCE OF 651.20 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF SMITH'S SUBDIVISION RECORDED AT RECEPTION NO. 238083 IN SAID OFFICIAL RECORDS;
4. ALONG SAID NORTHERLY BOUNDARY, NORTH 89°25'58" WEST, A DISTANCE OF 1,337.03 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 19.937 ACRES, (868,458 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

DALE C. RUSH, PLS 33204
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



ILLUSTRATION FOR EXHIBIT A
SHEET 2 OF 2

NW COR.
SEC. 2 T6S,
R66W, 6TH P.M.

OWNER:
PRUSSE LAND COMPANY LLLP
9162 SOUTH LOST HILL DRIVE
LONE TREE, CO 80124

NOTE:
This illustration does not represent a
monumented survey. It is intended
only to depict the attached description.

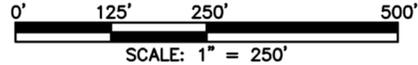
N00°13'36"E 2581.08'
WEST LINE OF THE
NW 1/4 OF SEC. 2
(BASIS OF BEARINGS)

NW 1/4 SEC. 2,
T.6S., R.66W.,
SIXTH P.M.

UNPLATTED
REC. NO. 2010038201

REC. NO. 2010037703
UNPLATTED

NE 1/4 SEC. 3,
T.6S., R.66W.,
SIXTH P.M.



S89°35'51"E 1338.15'

N00°13'36"E
647.35'

UNPLATTED
NO RECORDING
INFORMATION
AVAILABLE

UNPLATTED
REC. NO. 01050949

S00°19'39"W 651.20'

N89°25'58"W 1337.03'

SE 1/4
SEC. 3,
T.6S., R.66W.,
SIXTH P.M.

POINT OF BEGINNING

W 1/4 COR. SEC. 2
T6S, R66W, 6TH P.M.

PINE DR

LOT 1 LOT 2
SMITH'S SUBDIVISION
REC. NO. 238083

SW 1/4 SEC. 2,
T.6S., R.66W.,
SIXTH P.M.

PARCEL CONTAINS 868,458 SQ. FT.

CITY OF AURORA, COLORADO

A PARCEL OF LAND
BEING A PART OF THE NW 1/4 OF SEC. 2
T.6S., R.66W., SIXTH P.M.
CITY OF AURORA, COUNTY OF DOUGLAS
STATE OF COLORADO

DRAWN BY: BAM	SCALE: 1"=250'	R-O-W FILE NO.
CHECKED BY: DCR	DATE: 5/24/2022	JOB NO. 62321-01



NOVEMBER 1, 2022