



MP NARRATIVE

FORM B: MASTER PLAN NARRATIVE

1. General Description

Briefly describe the general character of your proposed MP. What will be the predominant land uses? What market segment is the proposed development designed to serve?

The general character of the MP is of a suburban housing development. The predominant land uses are low-density residential and medium-density single-family detached residential. The proposed development is designed to provide high-end housing for the region.

2. Defining Character

Describe how your proposed MP will create a unique community with a definable character and special "sense of place". What facilities, amenities and special design features will set it apart in the marketplace from similar developments in your area?

The MP creates a community that is designed around the natural beauty of the site. Art pieces as part of the proposed public art plan that focus on the views of the Rocky Mountains, local trails that utilize open space and the contours of Antelope Creek, and connections to future regional trails set the Overlook development apart from other housing developments in the area. Residents and visitors will be able to use these trails and adjacent parks and open spaces to recreate, relax, and enjoy the outdoors.

3. Zoning Conformance

Does the MP accurately reflect adopted zone district boundaries?

The MP accurately reflects adopted zone district boundaries. The existing proposed zoning districts will be R-1 and R-2, and zoning limits will be updated to account for proposed density in the MP and to account for lot lines at the time of site plan.

4. Potential Regulatory Conflicts

Are there any existing or potential conflicts between MP design ordinance requirements and the terms of any existing annexation agreements with other jurisdictions or interest groups? If so, what are they and how do you plan to solve them?

At this time, no such conflicts exist.

5. Adjustments

Does your current design require any ordinance adjustments in order to be approved? If so, list each proposed adjustment, and answer the following questions for each. (If no MP adjustments are listed and approved, we will always interpret the final MP document to mean that all city code requirements will be met or exceeded.)

- What are the specific site-related characteristics of your site that have led to the adjustment request? (Do not include self-imposed hardships or constraints as a justification. Financial constraints may be considered, but only as they relate to unusual site conditions. Do not simply respond that meeting all development standards would be too costly.)
- What design alternatives have you considered to avoid the adjustment? Why weren't these alternatives chosen?
- What measures have been taken to reduce the severity or extent of the proposed adjustment?

- What compensating increases in design standards have you proposed to mitigate the adjustment's impact?

At this time, one adjustment may be required at the time of site plan. Per UDO section 147-4.5.3.B.1, local streets shall be organized so that all lots may be accessed by traveling over no more than 2 local streets after departing from the grid of arterial, collector and collector streets. Due to the location of the site which restricts connectivity to the south and east and rural nature of the existing infrastructure, the local and collector street network in Overlook as well as surrounding Vistas at Kings Point provides some roadways designated as collector roads. As the site plan is developed more fully, this requirement may not be met for some distance in the southwest corner of the site.

6. Required City Facilities

What additional city facilities or services will the City of Aurora have to provide in order for your MP to be implemented? What police, fire, and recreation facilities are required and where are they located (inside or outside your MP boundary.) To what extent will your development plan help to fund or construct these facilities?

A water sampling station has been requested by Aurora Water. The station will be located in an open space or park area, pending approval.

7. Vehicular Circulation

Do your proposed arterial and collector roadways align with the arterials and collectors of adjacent properties? Do your roadway cross sections match adjacent cross sections? If not, explain why.

The proposed South Aurora Parkway connects the project site to Parker Road. Two local connections into adjacent developments are proposed. The proposed roadway cross sections have been determined based on traffic requirements and adjacent sections.

8. Pedestrian Circulation

Do off-street trails on your site connect with those on adjacent properties? Do your cross sections match adjacent cross sections? If not, explain why.

Several off-street trails on the site connect with other proposed local and regional trails. Proposed connections will occur in the northwest, southwest, and northeast corners of the development. In the northwest and northeast corner, the proposed Overlook at King's Point trail system will connect with proposed trails in the Prairie Point neighborhood. In the southwest corner, the proposed trail system will connect to the future Pine Drive.

9. Protection of Natural Features, Resources and Sensitive Areas

Describe how the development will be designed to protect, use or enhance natural resources and features. In particular, describe how the design of the development will respond to:

- Water features, such as floodplains, streams, and arroyos: A drainage pond has been designed on the north side of the development to enhance the stream and floodplain along Antelope Creek.
- Adjacent parks and public open space: At this time, there are no parks or open space zoning located within 0.5 miles of the development.
- Historic or archeological sites: At this time, there are no historic or archeological sites located within or adjacent to the proposed development.

- Significant views of the Front Range and views from public parks and I-70 and E-470 and other collector and arterial streets: A trail will be included in the development along the ridge to use and enhance the existing significant views of the front range and the Rocky Mountains. Public art that provides elevated views or draws interest to the view will be included along the ridge for public enjoyment.
- The approximate topographic form of major ridgelines and swales: To protect the approximate topographic form of major ridgelines and swales, lots will not be placed along the ridgeline. A trail and public art will be the only development along the ridgeline.
- Natural or geologic hazard areas, including unstable slopes and expansive soils: At this time, there are no known natural or geologic hazard areas within the boundaries of the development.
- Other natural features such as bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings, or wetlands: As discussed above, a trail and public art will be located along the ridge running north to south along the west boundary of the development.

10. Neighborhood Concept

Briefly describe the location of your individual neighborhoods. How have you defined the boundaries for each neighborhood? How are the architectural styles and other design features distributed among the neighborhoods? Are there any styles or other design standards that are restricted to specific areas? Also fill out Urban Design Form F-2 to more fully describe the special standards and character of each neighborhood.

The development will consist of a single neighborhood: The Overlook at King's Point South. The neighborhood will be characterized by semi-custom homes, big views, and connections to the outdoors through the local trail system.

11. Black Forest Ordinance

Is the Black Forest Ordinance applicable to your site? If so, where do the impacted areas show on your exhibits, and how will the requirements of the ordinance be carried out?

The Black Forest Ordinance is applicable to the site, and the impacted areas are located in the 20 acres at the south east corner of the site. This area is shown on the Natural Features map in Tab 4 as individual trees and as an evergreen natural riparian vegetation zone. The requirements and guidelines of the Black Forest Ordinance will be followed throughout the project, including a Tree Protection Plan (TPP) that will be created and submitted for approval at the time of the Site Plan.

12. Steep Slope Standards

Does your development plan include building on areas with an existing slope of 6% or greater? If so, what standards and design strategies have you adopted to deal with drainage and aesthetic issues? Have you reviewed and considered our recommended steep slope design guidelines? If not, why?

A majority of the development has slopes of 6% and greater. To address drainage, a drainage pond has been designed on Antelope Creek toward the north end of the property. The drainage pond has been located where most of the drainage would naturally occur. To address aesthetic issues, the high points on the development have been reserved for trails and open space in order to maximize the current views of the front range and the distant mountains. The recommended steep slope design guidelines have been reviewed and considered. To address the steep slopes, proposed primary roadways have been designed parallel to the contours, and lots have been set back from any designated drainage areas.

13. Consultations with Outside Jurisdictions and Agencies

Have you consulted with representatives of your local school district, the Colorado Division of Wildlife, the Colorado Department of Public Health and Environment, or other applicable local, state, or federal agencies? If so, list the dates, contact person, and results of your discussions. Include any letters you've received from these agencies as an appendix to your application.

Coordination with Douglas County has been ongoing and City of Aurora led in regard to the proposed Pine Drive alignment.