



August 17, 2022

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

Dear Sarah,

Thank you for the letter regarding the first submittal of Painted Prairie Phase Two – Site Plan Amendment, and the comments provided by Development Review Team. We have reviewed and responded below to each of the comments.

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

1A. Fences in bubbled areas on Sheet 26 that are adjacent to dedicated parks / open spaces need to remain the 3' demarcation fences. According to the UDO, they are also supposed to be open rail, but because the specific fence type was not specified during the original review of the Site Plan, this will not be enforced at this point. However, staff cannot approve a 5' privacy fence as it doesn't meet the UDO. Planning is okay with the other areas that aren't bubbled being changed as the tracts adjacent to there do not appear to be receiving PROS credit.

RESPONSE: The privacy fences in these locations create a better experience for both property owner and park users. The privacy fence will block views into potentially distracting or cluttered side and rear yard areas where grills, yard trimmings, children play equipment, etc are often kept. Similarly, it will create a more comfortable living experience for lot owners who will not have their yards and homes exposed to those in the park.

1B. If the requested changes are made to the bubbled areas on Sheet 26, another submittal will not be needed and changes can be emailed to your Case Manager. PROS and Planning can then coordinate to ensure everything looks acceptable and then it can be approved.

RESPONSE: Significant fencing changes have been made to this submittal compared to the first submittal. In addition, we are seeking approval on security pole revisions, which we're not included in the first submittal.

2. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in purple)

2A. To conform as much as possible to PROS standards for fencing adjacent to parks and open space areas, only a 3' demarcation fence should be permitted. PROS does not support a 5' privacy fence option in these locations, particularly adjacent to tracts receiving land dedication credit.

RESPONSE: The privacy fences in these locations create a better experience for both property owner and park users. The privacy fence will block views into potentially distracting or cluttered side and rear yard areas where grills, yard trimmings, children play equipment, etc are often kept. Similarly, it will create a

LANDDESIGN.COM

1360 WALNUT STREET • SUITE 102 • BOULDER, CO 80302 • 720.274.0814

CHARLOTTE • WASHINGTON D.C. • DALLAS • ORLANDO • SAN FRANCISCO • BOULDER

more comfortable living experience for lot owners who will not have their yards and homes exposed to those in the park.

Sincerely,

Brent Martin
Managing Partner
Landscape Architect

LANDESIGN.COM

1360 WALNUT STREET ▪ SUITE 102 ▪ BOULDER, CO 80302 ▪ 720.274.0814

CHARLOTTE ▪ WASHINGTON D.C. ▪ DALLAS ▪ ORLANDO ▪ SAN FRANCISCO ▪ BOULDER