



## **ANTELOPE CREEK (KINGS POINT NORTH):**

### **INTENT**

In September of 2021, Kings Point North Master Plan Amendment #3 was submitted to Aurora and has been approved to proceed to mylars and the accompanying Master Drainage Report was approved on 8/22/22. Infrastructure site plans (ISP East and ISP West) have been submitted to Aurora and have gone through two rounds of comments. Prairie Point Site Plan 1 and Filing 1 proposes the first 229 platted homesites within Prairie Point, formally Kings Point North which is also under review.

The plan encompasses approximately 33.9 acres. Of the 33.9 acres 14.0 acres is within the 100 year floodplain (Tract B), 15.4 acres will be metro district open space and detention ponds (Tract A & C), and 4.5 acres will be only for golf (Tract D). The intent is for golf to be in portions of Tracts B & C in which additional agreements will be necessary to determine maintenance responsibilities/rights. The current golf design has been shown on the plans; however, and separate site plan for the golf will be submitted by the end of 2022 which will include further details.

The Kings Point North Master Plan Amendment #3 required a 10' trail through this corridor to connect Kings Point Dr to Creekside Elementary. This connection has been provided in the plans. The Master Plan also required open space in this corridor which was in PA-13 and PA-26. A exhibit has been provided in the plan set demonstrating how this requirement is met.

### **TEAM**

#### **Owner/ Applicant**

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#### **Landscape/Planning**

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### **CONFORMITY WITH SECTION 146-405(F)**

**1. Consistency with comprehensive plan.** 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.

**2. Impact on existing city infrastructure and public improvements.** The Master Plan process studies the impacts to infrastructure. A PIP and Master Drainage Report was approved as part of the Master Plan which this site plan follows.

**3. Density.** The density for all of Kings Point North was set at a maximum of 1,786 residential units. The 1,786 was further divided into each planning area. The proposed site plan does not include any residential homes.

**4. Protection and appropriate use of environmental features and topography to enhance the development.** The Antelope Creek Basin has been studied for the past two years to determine how to minimize the disturbance to existing vegetation in the corridor. The proposed plan is the result of meeting the drainage criteria required for this area while minimizing impacts as much as possible.

**5. Landscaped area.** The site plan conforms with the requirements of the UDO. The proposed landscape design further enforces the character of the development by providing enhanced native landscapes throughout the community that are reminiscent of the natural landscape in the area and surrounding neighborhoods. Native prairie grasses will be used to give the project the feel that the development was placed into the natural setting. All curbside landscaping adjacent to Kings Point Dr. and detention ponds were included with the ISP East plan set.

**6. Internal efficiency of design.** The proposed design allows a direct pedestrian connection from Kings Point Dr./High Plains Trail to Creekside Elementary / Chenango Neighborhood.

**7. Control of nuisance impacts.** 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.

**8. Urban design, building architecture, and landscape architecture.** 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.

**9. Adequacy, accessibility, and connectivity of traffic and circulation plans.** No Roadways are included as part of this submittal.

## **BLACK FOREST ORDINANCE**

The Black Forest Ordinance is applicable to Prairie Point. Tree surveys and analysis have been completed this year, and the City of Aurora Forestry Division has been included in the correspondence. A tree mitigation plan is being processed for all of Prairie Point with the mass grading plans, given this is the process in which the trees need to be located or would be disturbed.