

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



June 29, 2022

Chris Fellows
Painted Prairie Owner, LLC
5600 Greenwood Plaza Boulevard, Suite 220
Greenwood Village, CO 80111

Re: Initial Submission Review: Painted Prairie Phase Two – Preliminary Plat Amendment
Case Number: 2019-4018-03

Dear Mr. Fellows:

Thank you for your initial submission, which we started to process on June 9, 2022. We reviewed it and attached our comments along with this cover letter. This letter contains comments received from all city departments.

Since some important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before July 7, 2022.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Wile".

Sarah Wile, AICP
Senior Planner, City of Aurora
Planning & Development Services Department

cc: Brent Martin, LandDesign
Cesarina Dancy, ODA
Filed: K:\\$MA\2022 MAs\2019-4018-03 Painted Prairie Phase 2\Rev1



Initial Submission Review

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.

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.

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.