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May 16, 2023

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

RE: Letter of Introduction – King Point South PA 1-4 Site Plan DA#1628-06 _REVISION 2

Dear Erik,

Lennar is proposing to develop the Filing 1 of Kings Point South. This 57 +/- acre parcel includes four planning areas in Kings Point South consisting of single-family detached residential and parks and open space. The overall proposed density of the site is 2.9 DU/Ac with 183 total units proposed. Current zoning on the parcel is R-1 and R-2 in Subarea C. Currently, the site is also undergoing a Master Plan Amendment under DA#1628-05 and a Zoning Map Amendment under DA#1628-07 (approved by City Council on March 16, 2023).

One adjustment to the City code is proposed with this application. The project is requesting an adjustment to Section 146-4.2.3.E.1.b to allow for a reduced rear setback on five motorcourt units. Code requires a rear set back of 10' and this adjustment would allow for a rear setback of 8' at these five lots only to accommodate the required sound wall between the residential units and E-470. The sound wall is not allowed in the E-470 Multi-Use Easement. The reduced rear setback will not impact required utility easements. Front and side setbacks will meet UDO. This adjustment was heard by the Planning and Zoning Commission at a public hearing on March 22, 2023. The Planning and Zoning Commission approved the adjustment per the March 27, 2023 Hearing Results letter.

Per Section 146-5.4.4.D of the UDO the criteria for approval for a major adjustment has been met in the following ways:

- A. The adjustment has no material adverse impact on any abutting lot.
- B. The adjustment does not violate any conditions of approval specifically applied to the development of the property by the Planning and Zoning Commission or City Council.
- C. The following additional criteria have been met:
 - a. The adjustment will result in equal or better screening and buffering of the adjacent E-470 roadway.
 - b. The adjustment will not result in a material increase in on-street parking or traffic congestion on any local street.

Please note, the approved FDP for this site calls for an 8' tall privacy fence with brick columns running from the southwest corner of Kings Point Way and the future S. Aurora Parkway south approximately 900' feet to provide a buffer between this development and the existing Valley Hi neighborhood in unincorporated Douglas County. The FDP update was completed prior to the dedication of the Kings Point Way right-of-way to the Town of Parker. Currently, the design team is investigating if this fence line is included in the property, or if it was deeded to the Town of Parker. When a resolution is reached, the fence will be included in the Site Plan documentation if required.

Per City of Aurora Code, Section 146-405(F) the project is justified as proposed in the following ways:

1. The proposed project is consistent with the Comprehensive Plan. The property sits within the existing Aurora boundary and does not require annexation. The proposed project meets City Codes that apply to the area. The approved FDP and Mater Plan Amendment for the neighborhood allows for this development.
2. The proposed development does not result in undue or unnecessary burdens on the City's existing infrastructure. Future infrastructure, including S. Aurora Parkway is being discussed with the City, SARIA and surrounding landowners.
3. The proposed development is adjacent to and surrounded by existing single family detached homes to the northwest, E-470 to the east, proposed single family detached homes to the north and commercial to the south.
4. No environmental features exist on the site.
5. Landscape areas have been designed to conform to the City's landscape standards and the Kings Point South Framework Development Plan.
6. The proposed development provides ADA accessibility along sidewalks.
7. The proposed development controls nuisance impacts by providing appropriate buffering and screening, using down cast, full cut of site lighting and provides water quality for the development in the public spaces.
8. Architecture will be designed to conform to the City's architectural standards and the Kings Point South Framework Development Plan.
9. The design does not exclude any transportation mode or ability level. The site is ADA accessible. The site is adjacent to E-470 Regional Trail and community recreation amenities.
10. The proposed development incorporates all street standards for public streets within the development.

The ownership and design team are comprised of the following members:

Owner:

Lennar

9193 S. Jamaica St.

Englewood, CO 80112

303-754-0600

Attn: Kent Pedersen

Joseph Huey

Engineer:

HR Green

5619 DTC Parkway, Suite 1150

Greenwood Village, CO 80111

720-602-4999

Attn: Ryan Littleton

Surveyor:
Aztec Consultants, Inc.
300 E. Mineral Ave, Suite I
Littleton, CO 80122
303-713-1898
Attn: Jim Lynch

Planner/Landscape Architect:
THK Associates, Inc.
2953 South Peoria Street, Suite 101
Aurora, CO 80014
303-770-7201
Attn: Julie Gamec

Lennar and the design team look forward to working with the City of Aurora on this exciting project.
Please don't hesitate to contact me should you have any questions.

Regards,


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