

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



January 6, 2023

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

Re: Initial Submission Review – Painted Prairie Fencing Master Plan Amendment w/ Adjustment
Application Number: **DA-1556-32**
Case Numbers: **2006-7003-08**

Dear Chris Fellows:

Thank you for your initial submission, which we started to process on December 15, 2022. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 23, 2023.

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.

Your estimated Planning Commission hearing date is still set for March 8, 2023. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7227 or atibbs@auroragov.org.

Sincerely,

Aja Tibbs, Senior Planner
City of Aurora Planning Department

cc: Ian Swalling, Land Design, 1360 Walnut Street, Suite 102, Boulder CO 80302
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1556-32rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Clarify the adjustment request per code
- Clarify proposed changes with previous discussions

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No public comments or questions were received with the initial application referral. A neighborhood meeting will not be required.

2. Completeness and Clarity of the Application

- 2A. As an amendment to the Painted Prairie Master Plan, products of the amendment will need to be an updated final PDF with redlined changes, and a redlined final mylar set. Depending on the timing of approval, this application will either be the 4th or 5th amendment. Please continue to coordinate with staff on the timing of the final set.
- 2B. The proposed changes will expand the number of sheets to Tab 10. The most recent set only dedicates two pages to address fencing standards, but the proposal expands that to 10. This is difficult when formatting redlined changes to the mylar set. Please explore reducing this down to two or six pages, so that it can fit appropriately into the mylar formatting.
- 2C. Please see redlines to the draft letter of introduction and submit a revised letter for Planning Commission.
- 2D. There appears to be a change to Form F-1, Item 8, Page 3 that is unrelated to fencing. Please clarify.

3. Zoning and Subdivision Use Comments

- 3A. As discussed in coordination meetings, the construction of privacy fencing along the dedication park and open space tracts will require an adjustment to Section 146-4.7.9.K. All adjustments must be clearly justified and evaluated to code Section 146-5.4.4.D.. Please include this information in a redlined cover sheet, revised letter of introduction (already done), and in the application redlined sections of Tab 10. Redlines have also been provided for guidance on where to address the code requirements and criteria.

4. Urban Design Comments

- 4A. Since this amendment aims to reduce the use of the demarcation fence, please specifically list the areas that will retain the use of this fence type. Per the meeting with PROS, I believe this is only fencing that is directly adjacent to large park tracts such as High Prairie Park, Prairie Retreat Park, and Pioneer Park. Please list these areas (and any additional ones that you believe need to be maintained with open-style fences) on sheet 9 (demarcation fence standards).
- 4B. Clarify the setback (if any) of privacy fencing from the alley for alley-loaded lots. Per discussion, the intent is to allow fencing to go back to the alley and does not need to stop before the rear plan of the house.
- 4C. Regarding the privacy fencing adjacent to paseos and open space tracts – particularly those that are less than 30' in width - the largest concern is safety and the feel/comfort of the space. The proposed fence typical demonstrating a max. 5' height with a semi-open top rail helps maintain visibility to the area and meets the needs of that issue. To address the feel/comfort of the space, staff would prefer that these areas also require minimum planting quantities in addition to the notes provided on sheet 11. Ten shrubs per 40 LF is the standard requirement along streets, I would recommend proposing something higher to “mitigate” the adjustment request.
- 4D. Please specify the material type for each fence typical.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in mauve)

5A. Note that an adjustment is not required to have no fencing adjacent to open space. Fencing is not required-per code it is just the style of fence that is determined.