



PRAIRIE POINT SITE PLAN #5 (KINGS POINT NORTH):

INTENT

Kings Point North Master Plan Amendment #4 was approved. Infrastructure site plans (ISP East and ISP West) have been submitted to Aurora and have gone through several rounds of comments and are proceeding to Construction Documents. Prairie Point Site Plan 1-4 and Filing 1-4 have been through several rounds of review. Prairie Point Site Plan 5 and Filing 5 proposes 120 platted homesites within Prairie Point, formerly Kings Point North.

The plan encompasses 14.6 acres. Of the 14.6 acres; approximately 8.2 acres are duplex lots; 2.1 acres is Right-of-Way Dedication; 3.3 acres of landscape, easements, and detention ponds tracts.

The proposed 120 duplex residential homesites range from 2,297 sq. ft. to 5,227 sq. ft. This plan does not exceed the maximum allowed number of units allowed per the approved Master Plan Amendment #4. This project is south of Aurora Parkway and adjacent to a portion of Valley Hi neighborhood to the south. During the development of ISP West (Aurora Parkway), multiple fencing options were presented to Valley Hi. The agreed upon solution was an 8' fence directly adjacent to Aurora Parkway which is shown in the approved Prairie Point ISP West plans. No additional 8' fence is proposed as part of Filing 5. This project does provide a 3' open rail fence which separates a 10' regional trail along the southern edge from the homesites in Filing 5 per direction from the Parks department.

Many of the homesites front onto green courts or park like spaces. Since most of the homesites do not have fenced in yards, each of these green court spaces serve the homesites that front onto them and provide unique amenities that make it feel like a space that's their own. Tract A, D and E also serve as green court spaces, but are amenitized to the level of a pocket park type space. Tract A has a playfield for games like volleyball as well as a playground and shelter for families and children to go play. Tract E also has some unique gathering areas for residents which include swing benches with views to the foothills and seating areas along the trail connection to the south. Tract D has a variety of seating options with shade along with outdoor grills for group gathering.

TEAM

Owner/ Applicant

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Landscape/Planning

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MAJOR SITE PLAN SUBAREA C CONFORMITY WITH SECTION 5.4.3.B.2.c.i

i. *General.* The Major Site Plan shall be approved only if:

(a) The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

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.

(b) The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.

The Master Plan process studies the impacts to infrastructure. A PIP was approved as part of the Master Plan which this site plan follows.

(c) Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.

The area around site plan 5 has not been shown to have significant natural features, resources, or sensitive areas. The site plan has been designed to minimize the amount of grading and disturbance required on the site. In general the site slopes west. Greencourts between units will help alleviate the grading in these areas with steps and walks making the grading a feature and not a hinderance.

(d) The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

The proposed design allows for the efficient circulation of pedestrians and cars through the site. The proposed design also incorporated specific road layouts which minimized the amount of earthwork required.

(e) The application is compatible with surrounding uses in terms of size, scale and building façade materials.

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.

(f) The application mitigates any adverse impacts on the surrounding area to the degree practicable.

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.

BLACK FOREST ORDINANCE

The Black Forest Ordinance is applicable to Prairie Point. Tree surveys and analysis have been completed, and the City of Aurora Forestry Division has been included in the correspondence. A tree mitigation plan is Approved for all of Prairie Point, This plan is conforming with the approved plan.