



LETTER OF INTRODUCTION



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May 3, 2024

Mr. Erik Gates
City of Aurora, Planning Division
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: The Overlook at King’s Point South Letter of Introduction

Dear Mr. Gates:

Prusse Land Company, LLLP is proposing to develop this 123 acre parcel of land generally located in the southeast corner of Aurora city limits in Douglas County, Colorado. The boundary of Arapahoe County is located at the northern edge of the site. An existing IREA substation is located adjacent to the southwest corner of the property. The current zoning district is R-1 and R-2. The project has submitted a Zoning Inquiry Application to rezone Planning Areas 1 and 2 as shown in this Master Plan and received a “neutral with conditions” response from the City dated April 12, 2024. A rezoning will be completed on the site concurrent with the site planning to achieve the densities shown in PA-1 and PA-3.

The Overlook at King’s Point South is located on the south side of the City of Aurora, approximately 2.0 miles east of Parker Road and south of the proposed Prairie Point development. The eastern property boundary is adjacent to the existing Travois neighborhood. This development will provide a regionally central residential development including some semi-custom homes.

The site is in close proximity to Parker Road, E-470, and will front the future South Aurora Parkway which is planned to become a four-lane major arterial and is designated in City of Aurora’s SEATS study.

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

Owner’s Representative & Master Developer:
Prusse Land Company, LLLP
9162 S Lost Hill Trail
Lonetree, CO 80124
Attn: Roger Prusse

Engineer:
Redland
1500 West Canal Court
Littleton, Colorado 80120
720.283.6783 x128
Attn: Mike Pietschmann

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

Per City of Aurora Code, Section 146-5.4.1.E.3 – Criteria of Approval the project is justified as proposed in the following ways:

1. The proposed project is consistent with the Comprehensive Plan, the purpose statement for the zone district(s) where the property is located, the use regulations in Article 146-3 for the zone district(s) where the property is located, and all other adopted plans and policies of the City Council.
2. The proposed project will allow future development of the property to comply with all applicable UDO standards.
3. The proposed project will result in a coordinated system of streets, trails, sidewalks, open spaces, and infrastructure systems that do not create significant adverse impacts on the surrounding area, and any significant adverse impacts have been mitigated to the degree practicable.
4. The proposed project will expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.
5. The proposed project is located in Subarea C, but the Master Plan includes less than 160 acres of land designated for residential development. Thus, the Master Plan does not need to include at least one area to be zoned MU-N or MU-C or designated for development pursuant to MU-N or MU-C zone district standards pursuant to Section 146-5.4.3.1 (Administrative Activity Center Designation.)

Development of the Overlook is likely to take 3-7 years to fully implement but will create a one-of-a-kind, neighborhood to include detached single family homes, open space, and a neighborhood park.

The Overlook at King's Point will meet the land dedication requirements set forth by the City of Aurora. At this time, no school site is proposed or anticipated, as an 8-acre school site is proposed less than 1 mile west in King's Point South Filing 2.

The design team has successfully completed, or are working on, many projects within the City of Aurora, including:

- Aurora One
- Kings Point South
- Sorrel Ranch
- The Vistas at Beacon Point
- Gateway Park (select projects)
- Majestic Commerce Center

A cost share agreement detailing the financial obligations of each party in relation to the design and construction of S. Aurora Parkway from the E-470 bridge to Heritage Eagle Bend is included with this letter.

Prusse Land Company and the design team look forward to working with the City of Aurora on this exciting project. Please do not hesitate to contact me should you have any questions.

Regards,



Julie Gamec
THK Associates, Inc.