



2953 South Peoria Street, Suite 101
Aurora, Colorado 80014
303.770.7201 fax 303.770.7132

February 05, 2025

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

RE: Letter of Introduction – King Point South East Filling #2 DA#1628-10

Dear Erik,

Lennar is proposing to develop the Filing #2 of Kings Point South. This 145 +/- acre parcel includes five 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 3 DU/Ac with 436 total units proposed. Current zoning on the parcel is R-1 and R-2 in Subarea C. A Master Plan Amendment is being requested under DA#1628-05 to change the school site to SFD-Standard with 20 units. Additionally, a Zoning Map Amendment is being requested to rezone a portion of the site from R-2 to R-1.

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 Master 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 E-470 to the west.
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.



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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

Surveyor:

Aztec Consultants, Inc.

300 E. Mineral Ave, Suite I

Littleton, CO 80122

303-713-1898

Engineer:

HR Green

5619 DTC Parkway, Suite 1150

Greenwood Village, CO 80111

720-602-4999

Attn: Ryan Littleton

Sean Morton

Planner/Landscape Architect:

THK Associates, Inc.

2953 South Peoria Street, Suite 101

Aurora, CO 80014

303-770-7201

Attn: Craig Karn

Grace Batey

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,

A handwritten signature in cursive script that reads "Grace Batey".

Grace Batey

THK Associates, Inc.

303-770-7201