



October 19, 2022

Ms. Sarah Wile
Senior Planner
City of Aurora
15151 East Alameda Parkway, 2nd Floor
Aurora, CO 80012

Dear Sarah,

Thank you for the letter regarding the first submittal of Painted Prairie Phase Two – Site Plan Amendment, and the comments provided by Development Review Team. We have reviewed and responded below to each of the comments.

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

1A. It appears that the scope of the project changed to include the elimination of master plan approved fence types, relocation of two, and addition of one security pole. Since the request to locate the security poles within the right-of-way was added to the scope of this application as part of the second submittal, the application will be sent to Real Property for their review. As indicated in your “Comment Responses Revised”, this will require a License Agreement and will prolong the minor amendment review process.

RESPONSE: Acknowledged, and is understood this will require a License Agreement.

1B. Staff suggests retaining the 3’ Demarcation Fence names for consistency throughout the site plans and master plan. Changing the names of the “3FT Front Yard Fence” back to “Demarcation Fence A” and “Demarcation Fence B” and the “4FT Demarcation Fence” to “Demarcation Fence D’ will match the master plan. Otherwise, a master plan amendment will be required. If you would like to pursue this option, please submit a separate minor amendment application to amend the master plan.

RESPONSE: A Master Plan amendment is being submitted in conjunction with this Site Plan and will reflect the developments updated fencing strategy which is also reflected in this Site Plan Amendment submittal.

1C. The fences in bubbled areas on Sheet 26 that are adjacent to dedicated parks/open spaces need to be the three rail demarcation fence to meet the zoning code. As indicated in the first review letter, staff cannot approve a 5’ privacy fence as it doesn’t meet the UDO. If these fence types are not revised to the three rail demarcation fence a site plan adjustment will be needed. An adjustment to the fencing requirement adjacent to dedicated parks/open spaces will require Planning Commission approval at a public hearing.

RESPONSE: Acknowledged. An adjustment in the Letter of Introduction is being made with this submittal. It is understood Planning Commission approval will be required.

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

2A. Per the UDO Section 4.7 any fencing which faces parks or open space is required to be the open space style. Your submittal is unclear on the changes that are proposed in fencing; note that PROS will be looking for consistency in height for areas facing open space (4' is not an issue so long as all fencing facing the open space is 4') as well as the demarcation open space style fence. Also note that per the PROS manual, there is an allowable height up to 54" for any open space 3 rail fence should additional height be requested.

RESPONSE: A 5' Privacy Fence is being proposed adjacent to some open space and an adjustment is being made with this submittal. It is understood Planning Commission approval will be required. The details have been revised to reflect the updated approach to the developments fencing plan. This Site Plan Amendment is being submitted in conjunction with a Master Plan amendment

Sincerely,

Brent Martin
Managing Partner
Landscape Architect