



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

RE: Painted Prairie Phase Two – Site Plan Amendment with Adjustments

Dear Sarah,

We are pleased to submit our Site Plan Amendment for the Phase 2 neighborhood development. We have reviewed and incorporated the City's comments.

As you are aware, Painted Prairie has been an endeavor that has been underway for over a decade, and we are excited to continue working with the City on the project. Painted Prairie Phase 2 is a 79 acre traditional neighborhood development organized around a highly connected street and pedestrian network. Located adjacent to the Gaylord Rockies Resort & Convention Center and near Denver International Airport, Painted Prairie will offer an exceptional experience for new homeowners and visitors alike.

The Phase 2 Site Plan (Filing 3) is the internal Site Plan for the second neighborhood within the Painted Prairie community. It includes 502 residential lots/units and interconnected parks and open spaces. The units offer a range of lot sizes and unit types, including front- and alley-loaded single family dwellings, tuck-behind garage single family dwellings, paired units, green courts and townhomes. This neighborhood utilizes the Flexible Residential Lot designation, as depicted in the Master Plan Amendment, to incorporate narrow lots and sustainability features that serve to define a cohesive community that is highly unique in the City of Aurora. The neighborhood also includes the special organizing feature of a linear urban park connecting Phase 1 and the future Town Center, three handsome pocket parks, and ten green courts all interconnected by detached sidewalks and pedestrian paseos.

This neighborhood will provide sustainability measures consistent with the Special Neighborhood Concepts in the Urban Design Standards within the approved Master Plan. These measures are critical to the character and quality of Painted Prairie and will be implemented within Phase 2 as follows:

- Reduced light pollution and use of energy efficient lighting within the parks, open spaces and streetscapes. Lighting will be properly shielded and downcast. Light will only be provided where needed for safety and at locations programmed for gathering in the evenings.
- Walkable streets and bicycle connections will be provided through enhanced streetscapes and connected parks and open spaces. The Urban Linear Park, located along the extent of 63rd Avenue, creates a unique streetscape experience connecting the Community Park, Civic and APS School to the Town Center. An additional enhanced streetscape open space connects the Urban Linear Park to Phase 1. The Perimeter Linear Park is continued for the portion of frontage along E. 64th Avenue with a multimodal shared use path that will eventually connect to Picadilly and extend around the entire perimeter of Painted Prairie.
- The plant palette for Phase 2 will continue with the native and/or drought tolerant species defined within the Landscape Standards approved within the Master Plan. These plant materials will enhance biodiversity and minimize water use.

All major adjustments requested and pertaining to this site plan amendment for Painted Prairie Phase 2 are listed below:

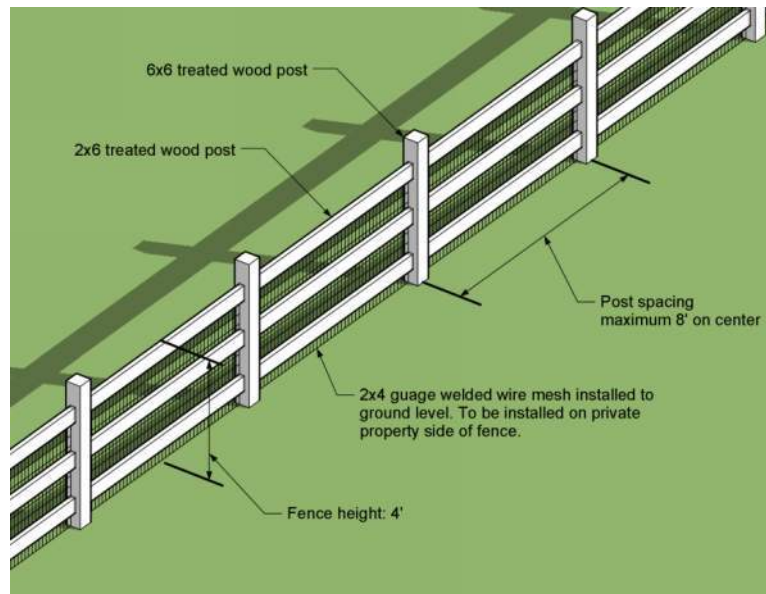
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MAJOR ADJUSTMENT 1:

Painted Prairie seeks an adjustment from “fences adjacent to open space tracts, trails, and drainage ways shall meet the design standards shown in Figure 4.7-37” (see below), and is requesting the use of 5’ privacy fence on 14 lots adjacent to open space tracts.



CONDITIONS:

7 lots internal to this phase have side lots adjacent to dedicated open space, and there are 7 lots with side yards along the perimeter open space adjacent to E 64th Ave.

RELEVANT STANDARD:

ARTICLE 146-4 DEVELOPMENT STANDARDS

Sec.4.7.9 Fence and Wall Regulations

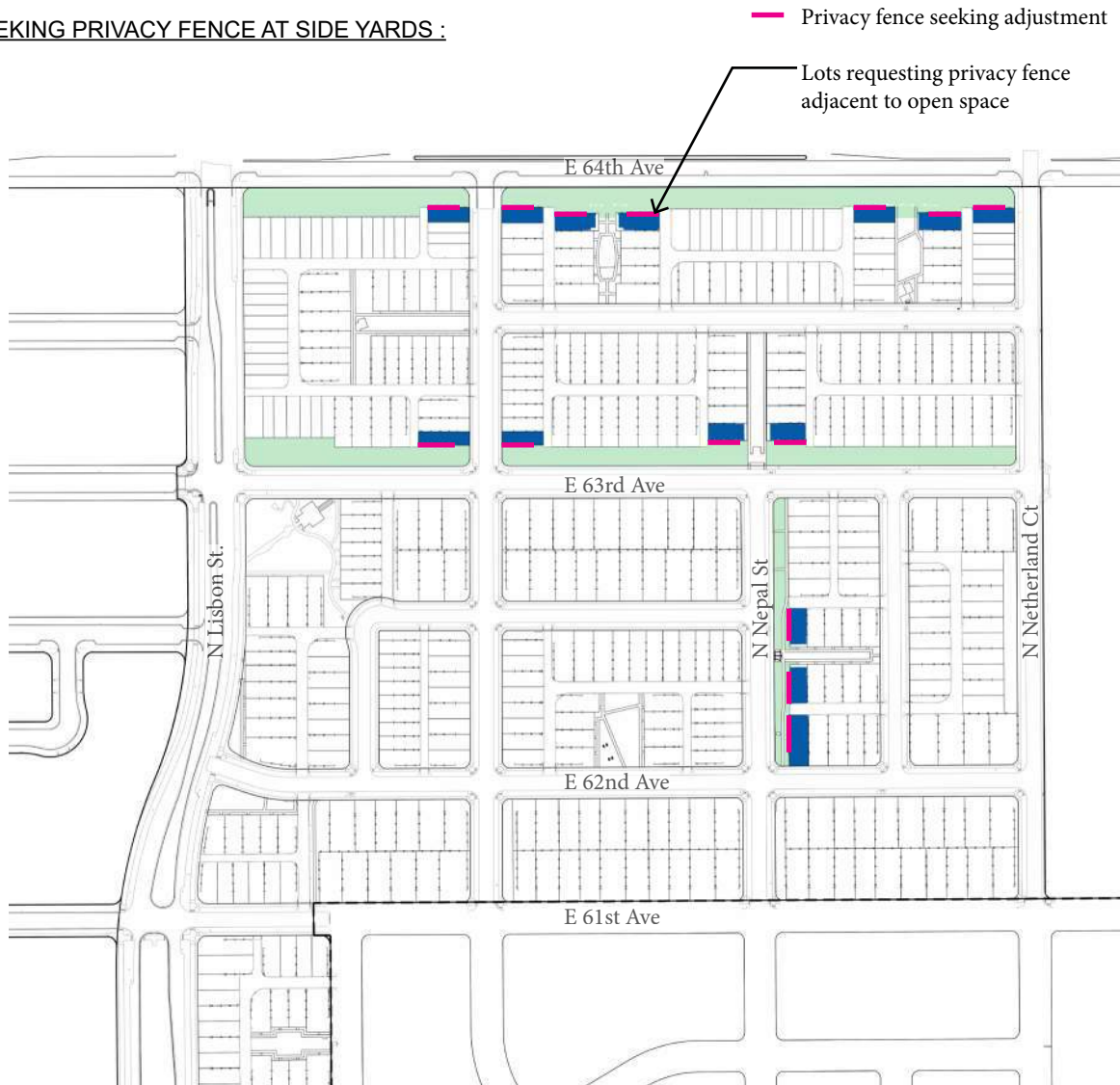
(K) Fences and Walls Along Open Space Tracts, Parks, Reservoirs, Golf Courses, Trails, and Drainage Ways

1. Fences adjacent to open space tracts, parks, trails, and drainage ways shall meet the design standards shown in Figure 4.7-37 and the screening requirements of Section 146-4.7.5.H.2 shall also apply.

MAJOR ADJUSTMENT JUSTIFICATION:

The intention for this adjustment is to provide a better quality neighborhood for both residents on lots seeking an adjustment, and also for all residents using the park space adjacent to said lots. The privacy fence will block views into potentially distracting or cluttered side and rear yard areas where grills, yard trimmings, children’s play equipment, etc are often kept. Similarly, the side yards for these lots are largely the usable yard space and can have patio space attached to them. Privacy fences in these locations will create a more comfortable living experience for lot owners who will not have their yards and homes exposed to the adjacent and activated park space. The fencing required by the UDO is not sufficient in providing privacy for home owners, nor screening for park users.

LOTS SEEKING PRIVACY FENCE AT SIDE YARDS :



Sincerely,

Brent Martin
Managing Partner
Landscape Architect

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