



## **PRAIRIE POINT GOLF (KINGS POINT NORTH):**

### **INTENT**

In September of 2021, Kings Point North Master Plan Amendment #3 was submitted to Aurora and has been approved to proceed to mylars. This site plan is for PA-13 of the Master Plan which is proposed as golf which follows the Master Plan.

The plat encompasses approximately 215 acres. Of the 215 acres 199 acres are proposed as golf and 16 as future residential. The proposed site plan spans both the included golf plat along with approximately 21 acres of the Antelope Creek Subdivision Filing 1 Plat which has went through one review to date. The site plan boundary encompasses approximately 220 acres.

The site plan includes all the elements of the golf course necessary for the course to operate, including the 18 holes of golf, maintenance facility, 2 comfort stations and an irrigation pumphouse. A separate site plan submittal will be made which will include accessory uses to the golf course such as; clubhouse & parking, half-way house, training center, and guest cottages.

### **TEAM**

#### **Owner/ Applicant**

Clayton Properties Group II, Inc.  
4908 Tower Rd.  
Denver, CO 80249  
Contact: Dave Carro (303) 486-8500

#### **Civil**

CORE Consultants.  
3473 S. Broadway  
Englewood, CO 80113  
Contact: Rob Hansen (303) 730-5986

#### **Landscape/Planning**

Terracina Design  
10200 E. Girard Ave., Suite A-314  
Denver, CO 80231  
Contact: Layla Rosales/Jeff Marck (303) 632-8867

### **CONFORMITY WITH UDO**

The site plan complies with all applicable standards in the UDO and Kings Point Master Plan Amendment #3. 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.

The Master Plan process studies the impacts to infrastructure. A PIP was approved as part of the Master Plan which this site plan follows. The maintenance building and comfort t stations will be served by Aurora water infrastructure. All the golf irrigation will be provided by groundwater

wells. Traffic access/parking will be included as part of the clubhouse site plan that will be submitted as a separate site plan.

The density for all of Kings Point North was set at a maximum of 1,786 residential units. The 1,786 was further divided into each planning area. The proposed site plan does not include any residential.

The golf site plan is designed to utilize the natural features of the site to the maximum extent practicable. Most of the holes will have a "light touch" on the land although there will disturbance to much of the native vegetation, cut and fills will be minimal and new seed will be placed which removes the noxious weeds.

The site plan conforms with the requirements of the UDO. The proposed landscape design further enforces the character of the development by providing enhanced native landscapes throughout the community that are reminiscent of the natural landscape in the area and surrounding neighborhoods. A landscape buffer between the adjacent communities and the golf is provided. The course itself is intended to be reminiscent of the Sand Hills Golf Club in Nebraska which is placed into the prairie and has limited trees within the course. The proposed design allows for the efficient use of water along with combining maintenance paths. The proposed site has adequate landscaper buffers to the neighbors. The course is an amenity to the area.

The existing design guidelines for Kings Point North are currently being revised to include updated design standards to match the proposed modern twist on the current guidelines; however, the maintenance building and comfort station fit the standards set forth in the existing guidelines. The existing guidelines only address residential structures, but we can apply the items to these buildings. Items which meet the intent of the guidelines are:  
Cover Porches, chimney/cupola, decorative shutters, natural stone on multiple elevations.

The course will be accessed via Prairie Pointe Dr. in PA-10 as proposed in the Master Plan upon completion on the clubhouse site which will be submitted separately. The maintenance building will be accessed on Nova Dr.

#### **BLACK FOREST ORDINANCE**

The Black Forest Ordinance is applicable to Prairie Point. Tree surveys and analysis have been completed this year, and the City of Aurora Forestry Division has been included in the correspondence. A tree mitigation plan is being processed for all of Prairie Point and submitted with ISP East.