



PRAIRIE POINT SITE PLAN 1 (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. Infrastructure site plans (ISP East and ISP West) have been submitted to Aurora and have gone through two rounds of comments. Prairie Point Site Plan 1 and Filing 1 proposes the first 229 platted homesites within Prairie Point, formally Kings Point North.

The plan encompasses 157.2 acres. Of the 157.2 acres 34.4 acres is single family lots; 17.15 acres is E. Aurora Parkway and Kings Point Dr. 14.18 acres are local roads; 50.2 acres is for future residential development; 3.08 acres or neighborhood park; 5.94 acres for future amenity; and 32.25 acres of open space, future right-of-way, and detention ponds.

The proposed 229 single family residential homesites range from 5,000 sq.ft. 14,133 sq.ft. PA-5 of the 229 homes (5) are located in PA-3, (143) are located in PA-5, (69) in PA-8 and (12) in PA-9. Each planning area does not exceed the maximum allowed number of units allowed per the Master Plan Amendment #3.

ADJUSTMENTS

Ordinance: 146.4.3.10.c Lot Design & Layout (Double Frontage Lots)

Adjustment: Double frontage homes allowed adjacent to Kings Point Drive given a 20' landscape buffer is provided.

Rational: A large percentage of the Kings Point site exceeds 10% slopes. In many areas connecting all local roads to the collectors to eliminate double frontage lots causes more grading and disturbance to the site. Allowing double frontage lots in areas provides a grade transition zone between the collector and development. To reduce the impacts, a 20' landscape buffer is proposed that will adequately setback fences and screen fences from the road.

TEAM

Owner/ Applicant

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Civil

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Landscape/Planning

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CONFORMITY WITH SECTION 146-405(F)

1. Consistency with comprehensive plan. 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.

2. Impact on existing city infrastructure and public improvements. The Master Plan process studies the impacts to infrastructure. A PIP was approved as part of the Master Plan which this site plan follows.

3. Density. 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 exceed the maximum allowed in each of the planning areas 3,5,8 and 9.

4. Protection and appropriate use of environmental features and topography to enhance the development. The area around site plan 1 has not been shown to have significant natural features, resources, or sensitive areas. The site plan has been designed to minimize the amount of grading and disturbance required on the site.

5. Landscaped area. 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. Street trees and shrubs on primary roads are clustered into groups as much as possible, while meeting code requirements. Native prairie grasses will be used to give the project the feel that the development was placed into the natural setting. All curbside landscaping adjacent to E. Aurora Parkway and Kings Point Dr. along with Tracts A, B, and J are included in the ISP West plan set.

6. Internal efficiency of design. The proposed design allows for the efficient circulation of pedestrians and cars through the site. The proposed design also incorporated specific road layouts which minimized the amount of earthwork required.

7. Control of nuisance impacts. The proposed site has adequate buffers and is similar in land use to the surrounding land uses to minimize any impacts to the surrounding neighbors.

8. Urban design, building architecture, and landscape architecture. The site plan does not include any architectural plans; however, the landscape will meet or exceed all the Aurora requirements to create a community that is aesthetically pleasing while also utilizing water sensitive design.

9. Adequacy, accessibility, and connectivity of traffic and circulation plans. General circulation designs and corresponding traffic reports were approved with the Master Plan. The proposed site plan follows all of the circulation and connectivity set forth in the Master Plan. Prairie Point Site Plan 1 is accessed via Aurora Parkway and Kings Point Dr. which are both designed as part of Kings Point North ISP West. Planning Areas 4 and 5 are accessed from Nova Drive which

connects to E. Aurora Parkway at a full moment intersection. A second point of access is provided off Kings Point Dr. Planning Areas 8 and 9 are both accessed off Kings Point Dr. All connections meet the intent of the Master Plan Amendment #3. The High Plains Trail is proposed with the ISP West plan set. All development proposed within the Site Plan 1 area consists of detached walkways along streets. Per the Master Plan Amendment #3 there are no additional connections required.

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 with the mass grading plans, given this is the process in which the trees need to be located or would be disturbed.