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Aurora, Colorado 80014
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June 14, 2021

Ms. Heather Lamboy, Planning Case Manager
City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80012

RE: Kings Point South PA 1-4 – Letter of Introduction _ Revision 1

Dear Ms. Lamboy:

Richmond American Homes is proposing to develop this 61.3 +/- acre parcel of land generally located at the southeast corner of Kings Point Way and the future Aurora Parkway alignment, west of E-470 in Aurora, Colorado. Richmond American Homes intends to develop this parcel into a combination of single family detached lots with a mix of 50' to 60' frontages and a 'detached townhouse' product known as the 'Cityscape' product, with 32' frontages. The current zoning district is R-1 and R-2. At this time, the developer does not intend to rezone any portion of the property.

An adjustment to Section 146-4.3.9 – Block Dimensions is being requested as part of this project. Per the UDO, in Subarea C the maximum block length and width shall be 700 feet, and the perimeter of the blocks may not exceed 2,800 linear feet. There are topographic challenges that prevent the execution of this standard in some places, such as the loop that goes around the ridge.

The ownership and design team are comprised of the following members:

Developer:
Richmond American Homes
4350 S. Monaco Street
Denver, CO 80237
720-977-3827
Attn: Jason Pock

Surveyor:
Aztec Consultants, Inc.
300 E. Mineral Ave., #1
Littleton, CO 80122
303-713-1898
Attn: Jim Lynch, PLS

Engineer:
Innovate Land Consultants, Inc.
12071 Tejon Street, Suite 470
Westminster, CO 80234
303-421-4224 Ext. 109
Attn: Alex Asadullaev, P.E.

Planner/Landscape Architect:
THK Associates, Inc.
2953 South Peoria Street, Suite 101
Aurora, CO 80014
303-770-7201
Attn: Julie Gamec

Per City of Aurora Code, Section 146-5.4.1.E.3 – Criteria of Approval 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.

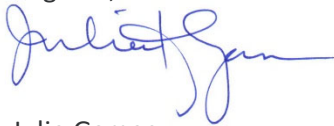
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2. The proposed project will allow future development of the property to comply with all applicable standards in the Unified Development Ordinance (UDO).
 3. The proposed project will result in a coordinated system of streets, trails, sidewalks, open spaces and infrastructure that tie into and complement existing and proposed improvements in the area and do not create significant adverse impacts on the surrounding area. The proposed development will also control nuisance impacts by providing appropriate buffering and screening, using down cast, full cut of site lighting and providing water quality.
 4. The proposed development is ADA accessible and will provide ADA accessibility along sidewalks and local and regional connectivity. The proposed development incorporates all street standards for public streets within the development.

This community is being planned to incorporate an innovative mix of single family detached products types to support the rapidly changing environment, provide a diverse community and provide recreational corridors and amenity spaces.

Kings Point South PA 1-4 will meet the land dedication requirements set forth by the City of Aurora. The proposed park contains 4.08 acres of park land. The approved FDP for the site requires 3.8 acres (net) of park land. Additional open space in both connection tracts and buffer areas along E-470 and the commercial area to the south are provided but not included in this calculation.

Richmond American Homes and the design team look forward to working with the City of Aurora on this exciting project. Please do not hesitate to contact me should you have any questions.

Regards,



Julie Gamec
THK Associates, Inc.