

6

TAB #6: MASTER PLAN AMENDMENT NARRATIVE



**KINGS POINT
NORTH
AMENDMENT #3
MASTER PLAN
AMENDMENT**

FORM B



KINGS POINT NARRATIVE:

1. GENERAL DESCRIPTION OF THE MASTER PLAN

Briefly describe the general character of your proposed MP. What will be the predominant land uses? What market segment is the proposed development designed to serve?

In 2002 Kingspoint LLC. created a 945 ac. Framework Development Plan which included commercial uses near Parker Road; a golf course internal to the site; and a variety of residential uses on the remainder of the site. This amendment encompasses 907ac. of the 2002 FDP, excluding planning area M1. As part of 2002 FDP careful thought was put into integrating Aurora's vision for the area, including but not limited to the extension of E. Aurora Parkway, High Plains Trail along 470, and land uses that compliment the surrounding neighborhoods. This proposed MP amendment has kept the original vision while making modifications that allow for a championship golf course that meets the needs of modern golf and providing a larger buffer between Kings Point and Chenango. The Master Plan will serve the mid to high-end residential market to be compatible with the surrounding neighborhoods.

2. DEFINING CHARACTER OF THE MASTER PLAN

Describe how your proposed MP will create a unique community with a definable character and special "sense of place." What facilities, amenities and special design features will set it apart in the marketplace from similar developments in your area?

Kings Point is a unique property nestled in the rolling terrain of Aurora's Black Forest and surrounded by rural residential neighborhoods. The natural features of the property define the community with preservation and relocation of black forest ponderosa pines and the integration of Antelope Creek into the golf course. The surrounding neighborhoods of Chenango, Travois, and Antelope, create a rural character on the perimeter of the property which the master plan embraces by creating a transition zone either through golf or large estate lots. Residential planning areas have been clustered to preserve steep terrain and create a variety of allowed densities which transition larger lots on the perimeter to smaller lots or multi-family in areas where the existing density is the highest.

Kings Point provides extensive opportunities for outdoor recreation including an 18-hole golf course, 2- amenity sites featuring aquatic activities, and 3 neighborhood parks with playgrounds, picnic areas and sports fields. In addition, the community will provide direct access to High Plains Trail which follows E-470 and ties into the Cherry Creek Trail which is paved to the Cherry Creek Reservoir and downtown Denver.

Landscape within Kings Point will further enforce this character 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 will be clustered into groups instead of spaced evenly and native prairie grasses will be used to give the project the feel that the development was placed into the natural setting.

3. ZONING CONFORMANCE

Does the MP accurately reflect adopted zone district boundaries?

The Kings Point site is zoned Subarea C - R-1 and R-2. The boundary between the two zones has been shown on the plans.

4. POTENTIAL REGULATORY CONFLICTS

Are there any existing or potential conflicts between MP design ordinance requirements and the terms of any existing annexation agreements or agreements with other jurisdictions or interest groups? If so what are they and how you propose to resolve them?

Kings Point has agreements with the surrounding neighborhoods including Chenango, Travois, Kings Point South, and Antelope. All of the agreements/improvements with Travois, Kings Point South, and Antelope are to remain unchanged from the existing FDP. The amendments shown in this MP impacted the 2002 Chenango agreement. Numerous meetings were held with the Chenango HOA and a Consent to Material Changes was agreed upon between Clayton Properties Group II, Inc. and Chenango Homeowners' Association. The proposed MP reflects the agreed up changes reflected in this agreement.

5. ADJUSTMENTS

Does your current design require any ordinance adjustments in order to be approved? If so, list each proposed adjustment, and answer the following questions for each. (If no MP adjustments are listed and approved, we will always interpret the final MP document to mean that all city code requirements will be met or exceeded.)

- *What are the specific site-related characteristics of your site that have led to the adjustment request? (Do not include self-imposed hardships or constraints as a justification. Financial constraints may be considered, but only as they relate to unusual site conditions. Do not simply respond that meeting all development standards would be too costly.)*
- *What design alternatives have you considered to avoid the adjustment? Why weren't these alternatives chosen?*
- *What measures have been taken to reduce the severity or extent of the proposed adjustment?*
- *What compensating increases in design standards have you proposed to mitigate the adjustment's impact?*

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.

Ordinance: 146.4.5.3.B.1 Access & Connectivity in Subdivision Plans and Master Plans

Adjustment: Three local streets may be used to access a lot after departing a collector or arterial road.

Rational: Due to the irregular shape of the site and the topographic constraints driving the layout, it is not feasible to provide a gridded road network as contemplated with this requirement. The site includes one east-west arterial and one east-west collector. In order to access the entirety of the neighborhood from these roadways additional turns will be required in many locations. The re-alignment of Ireland Way per agreement with Centennial is included in this adjustment.

6. REQUIRED CITY FACILITIES

What additional city facilities or services will the City of Aurora have to provide in order for your MP to be implemented? What police, fire, and recreation facilities are required and where are they located (inside or outside your MP boundary.) To what extent will your development plan help to fund or construct these facilities?

The Required city facilities are listed below.

- a) The City will need to provide water and sewer services, police, fire, and library services.
- b) The City will need to provide maintenance for public streets and public trails.
- c) The City will need to construct a proposed water tank and booster pump facility located in PA-15.
- d) Fire station locations were analyzed, and it was determined the only location with adequate access was in PA-12. Further discussions with parks and life safety determined that due to the regional trail in PA-12 the site would not work. All parks and amenities will be privately owned.

The details of funding are provided in the public improvement plan.

7. VEHICULAR CIRCULATION

Do your proposed arterial and collector roadways align with the arterials and collectors of adjacent properties? Do your roadway cross sections match adjacent cross sections? If not, explain why.

Kings Point has two primary roads which traverse the site. E. Aurora Parkway, arterial, is proposed to connect S. Parker Road across E-470 to existing E. Aurora Parkway in Heritage Eagle Bend. This alignment follows the 2002 FDP except for a minor change at S. Parker Road due to comments by CDOT. The second primary road is a collector road, Kings Point Drive which connects E. Aurora Parkway to existing E. Dry Creek Road near Liberty Middle School. Kings Point Drive will serve as the vehicular backbone for the northern portion of the site. Existing S. Ireland way will remain on its existing alignment south of E-470 and will tie into Kings Point Drive north of E-470. A series of local roads will connect existing S. Ireland way in the Antelope neighborhood back to Kings Point Drive. This alignment was negotiated with the City and surrounding neighborhoods with previously unrecorded CSP's and will remain as

previously proposed. Roadway cross sections have been provided on the Public Improvement Plan.

8. PEDESTRIAN CIRCULATION

Do off-street trails on your site connect with connect with those on adjacent properties. Do your cross sections match adjacent cross sections? If not, explain why.

The High Plains Trail was constructed along the north side of E470 along the Kings Point frontage. The MP includes the completion of the High Plains Trail connection to Parker Road along the southern boundary as well as a regional trail connection to Creekside Elementary along Antelope Creek. Additional community trail connections will be made throughout Kings Point as more detailed plans develop.

9. PROTECTION OF NATURAL FEATURES, RESOURCES, AND SENSITIVE AREAS.

Describe how the development will be designed to protect, use or enhance natural resources and features. In particular, describe how the design of the development will respond to:

- *Water features, such as floodplains, streams, and arroyos.*

The Antelope Creek corridor traverses the site north to south. The master plan has proposed golf and open space in this corridor. The intent is to preserve the maximum amount of vegetation possible in the corridor while meeting the drainage design criteria for the City and Mile High Flood District.

- *Adjacent parks and public open space*

There are no adjacent parks and open space; however, the MP shows trail connection to the High Plains Trail corridor adjacent to E-470.

- *Historic or archeological sites*

There are no historic or archeological sites on the property.

- *Significant views of the Front Range and views from public parks and I-70 and E-470 and other collector and arterial streets*

The site has significant views of the front range. Portions of the Chenango neighborhood have views to Pikes Peak and the southern Front Range. The strategic placement of golf and open space preserve these views as much as possible. Kings Point Drive has been located to parallel E-470 through much of the community creating an additional setback/buffer opening up the views along E-470.

- *Riparian wildlife habitat*

There is no indication of standing water or continuously running water on the site. Therefore, minimum riparian habitat is present. Two small pockets of riparian areas exist in the Antelope Creek corridor near E-470.

- *The approximate topographic form of major ridgelines and swales*

The intent is to maintain Antelope Creek in its natural state to the greatest extent permitted by the City and Mile High Flood. In addition, the community has been designed to maintain as much of the natural topography as possible especially as it relates to the golf course. Natural drainages and bluffs will be maintained as features of the golf experience.

- *Natural or geologic hazard areas, including unstable slopes and expansive soils.*

No geologic hazards or expansive soils have been found on the site.

- *Other natural features such as bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings, or wetlands.*

Most of the site is steep rolling hills covered in prairie grass. Any unstable slopes will be mitigated per requirements. There are also a few pockets of Black Forest trees which are discussed below.

10. NEIGHBORHOOD CONCEPT

Briefly describe the location of your individual neighborhoods. How have you defined the boundaries for each neighborhood? How are the architectural styles and other design features distributed among the neighborhoods? Are there any styles or other design standards that are restricted to specific areas? Also fill out Urban Design Form F-2 to more fully describe the special standards and character of each neighborhood.

There are 4 neighborhood themes in the current FDP, Golf, Homestead, Village Center, and Family Sports. The Village Center theme is for PA M-1 which is not a part of this amendment. The proposed Master Plan includes three distinct neighborhoods however the assignment of an individual theme to each neighborhood has been removed. The intent is to have one overall cohesive theme for Kings Point which ties the community together through landscape and monumentation. Each neighborhood may utilize all of the themes for architectural variety.

11. BLACK FOREST ORDINANCE

Is the Black Forest Ordinance applicable to your site? If so where do the impacted areas show on your exhibits, and how will the requirements of the ordinance be carried out?

The Black Forest Ordinance is applicable to Kings 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 will be included with the first ISP or CSP that impacts the identified areas.

12. STEEP SLOPE STANDARDS

Does your development plan include building on areas with an existing slope of 6% or greater? If so, what standards and design strategies have you adopted to deal with drainage and aesthetic issues? Have you reviewed and considered our recommended steep slope design guidelines? If not, why?

In an effort to maintain the natural terrain of the property, there are instances where slopes of 6% or greater will exist within the community. Design guidelines are provided in the approved 202 FDP. They have been modified to reflect current building practices and UDO standards.

13. CONSULTATIONS WITH OUTSIDE JURISDICTIONS AND AGENCIES

Have you consulted with representatives of your local school district, the Colorado Division of Wildlife, the Colorado Department of Public Health and Environment, or other applicable local, state or federal agencies? If so, list the dates, contact person, and results of your discussions. Include any letters you've received from these agencies as an appendix to your application.

This property is within the Cheery Creek School District. An agreement for land dedication was fulfilled with the dedication and subsequent construction of Liberty Middle School. Any additional dedication requirements will be paid via fee in lieu.

No additional correspondence is available at this time.