

December 12, 2019

Jacob Cox
Project Manager
Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, Colorado 80012

Re: Painted Prairie Phase One – Contextual Site Plan With Waivers – Minor Amendment Application

Application Number: **DA-1556-03**

Case Numbers: **2017-4005-00; 2017-3014-00; 2006-7003-02**

Dear Jacob,

We are pleased to submit this Minor Amendment application for the Painted Prairie neighborhood development Contextual Site Plan (CSP). Herein you will find some minor modifications to the currently approved CSP that will assist with builders providing the best homes and styles that can provide within the context of a handsome, well curated neighborhood of parks and green spaces.

The modifications proposed in this submittal are enumerated below. We have only included in this submittal the affected sheets: Sheets 1.2, 5.0B, 5.2 through 5.6, 7.1 and 7.7.

- Sheet 1.2 - Building Setbacks
 - We would like to request a reduction in the minimum building setback from the public street for alley-loaded, single family detached homes from 15'-0" to 12'-0." This will allow the builders to provide better living accommodations within the allocated lots and should not significantly affect the street experience. We have eliminated our draft request to modify the front-loaded, single family detached home setback.
 - Per city request, we have included a typical lot layout for this requested modification and provided a signed letter from the Design Review Committee approving the modifications of one of those typical lots.
- Sheet 5.0B – Fencing
 - In order to provide suitable outdoor yard space and accommodate for door for the corner units, we request the following modifications:
 - corner lot setbacks to 5-foot privacy fencing be reduced from 40 feet to 25 feet minimum, with a minimum of 2-foot setback from face of home. This subsequently eliminates need for demarcation fence on corner lot side yards;
 - corner and interior lot front fencing setback at interior lot lines be changed from 25 feet from property line to 2 to 6 feet from face of house;
 - corner lot side fencing setback from property line be reduced from 8'-0" to 4'-0" minimum;
 - no fencing required at townhome units.

- Sheets 5.2-5.4 - Common open space tracts
 - For further water reduction, we ask that the other slim open space lots and the one furthest west (lots F, E, C, AJ and U) be changed from sod to native turf grass seed mix A1. We will still provide the trees and shrubs as originally noted in the Common Open Space chart on 5.0D.
 - We have eliminated our request to modify tracts A, DD, RR and UU and have subsequently rescinded our proposed modification to sheets 5.0D, 5.5 and 5.6.
- Sheets 5.5-5.6, 7.1, 7.7
 - As discussed with the City, we have changed the splash block detail in 60th Avenue to conform to City standard details as submitted and approved in Civil CD plan set.

In this submittal, please also find the requested signed letters from all five builder representatives authorizing the submittal of this amendment as well as approval of the Design Review Committee of one of the typical lots requested for modification on Sheet 1.2.

Please let me know if you have any questions with our submittal or if there are additional materials needed for you to begin your review.

Sincerely,



Diane Lipovsky
Landscape Architect

