

Planning Division  
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## MEMORANDUM

**To:** Referral Contacts and Neighborhood Groups  
**From:** Sarah Wieder, Planning Department Case Manager  
**Date:** May 23, 2019  
**Subject:** New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

**Development Application:** DA-1556-06 Painted Prairie  
Framework Development Plan Amendment with Waivers  
**Case Number:** 2006-7003-03  
**Applicant's name:** WF Prairie LLC  
**Site location:** Bounded by 64<sup>th</sup> Avenue to the North, Picadilly Road to the East,  
56<sup>th</sup> Avenue to the South and Himalaya Road to the West  
**Processing start date:** **May 20, 2019**

### Application Summary:

The applicant is requesting approval of a Framework Development Plan Amendment to update the Land Use Map, Public Improvements Plan, Open Space Plan, Engineering Plans and other miscellaneous documents. The Amendment will also add Architectural, Landscape and Urban Design Standards.

The following Waivers are being requested:

1. Waiver for the size and location of a Community Activity Center (CAC);
2. Waiver for the percentage of garage doors along the front facades for single-family detached;
3. Waiver for the ability to have front-loaded lots smaller than 50 feet;
4. Waiver for the requirement to have a green buildings program in a Sustainable Use Neighborhood;
5. Waiver for the reduction for masonry percentage for single-family;
6. Waiver to allow no masonry columns along arterial streets; and
7. Waiver for the ability to have the same front setbacks for single-family

Please review the materials that are provided on the following website:

<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1360048**

On the above noted website there is a Comments Tab where you may enter your comments and or concerns. Comments and or concerns should be made no later than Friday, June 7, 2019. This case will be heard at a Planning Commission and City Council meeting

For further information, I can be reached at 303-739-7857 or via e-mail at [swieder@auroragov.org](mailto:swieder@auroragov.org).

I look forward to hearing from you!

## **Approval Criteria for Framework Development Plan Amendments Section 146-408(G)**

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**(G) *FDP Amendments.*** Any approved FDP may be amended as provided in this section or entirely withdrawn by the landowner.

- 1. *Administrative Amendments.*** The Director of Planning may approve, or approve with conditions, an administrative amendment to an approved FDP without notice to the public if the proposed change does not produce any of the following conditions:
  - a.** An increase in residential density, non-residential floor-area ratio, or ground coverage of structures of more than 10 percent;
  - b.** An increase in external effects, concerning traffic;
  - c.** An increase in impacts associated with traffic circulation, safety, noise, or provision of utilities;
  - d.** A reduction in building heights or setbacks which would violate the requirements of the E-470 or northeast plains standards by more than 10 percent; and
  - e.** A reduction in the amount of required off-street parking by more than 10%.
- 2. *Other Amendments.*** Any proposed amendment that does not qualify for review and approval as an administrative amendment to an FDP shall be reviewed and approved in the same manner as an application for a new FDP. It shall be subject to the same approval criteria and appeal and call-up provisions as a new application for an FDP.
- 3. *Administrative Rules and Regulations.*** Applications for administrative amendments to approved FDPs shall be subject to administrative rules and regulations established by the Director of Planning. Any proposed amendment shall comply with current regulations and standards for developments

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