



January 22, 2021

City of Aurora Development Department
15151 E. Alameda Parkway
Aurora, Colorado 80112

RE: Letter of Introduction

Dear Development Department Staff:

Enclosed please find the Development Permit submittal from Kimley-Horn and Associates, Inc. ("Engineer") for a Development Permit to develop a 1.24-acre parcel of vacant land, parcel number described as Lot 4, Block 1, City Center Marketplace Subdivision Filing No. 2, located on the lot directly south of Alameda to the east of Chambers (the "Property").

Description of Site

The site is located at 15400 East Alameda Parkway, which is on the southeast corner of E Alameda Parkway and South Chambers Road in the existing City Center Marketplace shopping center. The previous use for the site were a parking lot and an undeveloped parcel.

We have a proposed plan for a 4,496 square foot building on the site that will be used for a commercial space with a FAR of 0.08. The site plan proposal includes enhancement of the existing site. The site plan is proposing to reuse the existing access point west of the proposed building from the private access drive and adding an emergency bailout point along the east side of the site into the private access drive.

The project is located on a parcel that is 1.24 acres, and the portion of the project that is anticipated to be disturbed is approximately 1.08 acres.

The operation of this building is proposed to be a car wash. There is a proposed drive thru lane to service customers. The car wash and payment system is automatic, however, employees will be on site to assist with operation and maintenance of the site. Regular maintenance of the car wash will be conducted to ensure operational capabilities. The drive thru lane will continue into the proposed building where vehicles are taken through the wash. It is anticipated that the existing utility stubs will be utilized for the site. For the drainage, it is anticipated to keep existing drainage patterns, and provide an onsite grass swale and depressed rain garden for water quality.

City Concerns from Pre-Application Notes

The mechanical equipment for the onsite vacuums will be surrounded by screening walls to mitigate the noise impacts to the surrounding areas and to limit visibility.

Pedestrian access has been extended from E. Alameda Parkway through the site to connect to the existing shopping center to the south.

The site has been oriented to provide protection for existing trees along the west and north of the parking area. Trees unable to be maintained follow mitigation requirements stated by the Aurora Forestry Department.

The building has been oriented to maintain 20' clearance from the wash exit, allowing traffic flow to continue and avoiding vehicle conflicts. Adequate signage has been placed throughout the site to ensure proper vehicle queuing is maintained and does not conflict with existing fire lanes or public access easements.

The existing sidewalk along E. Alameda Parkway has been redesigned to construct a 10' detached sidewalk along the property frontage and is attached where there are existing constraints with trees. Existing curb ramps at access points along the east and west sides are to be updated to comply with current City standards. The sidewalk was modified to preserve the existing trees along the west side of the site.

Conditional Use Permit

We will be seeking a conditional use request on this project for a Motor Vehicle Wash in the MU-C district.

This site has proposed mechanical vacuum equipment and the use of this equipment in the outside area subject to conditional use. Noise mitigation is an important in a proposed car wash facility to reduce the impact to the surrounding areas, and we are requesting the use of mechanical vacuum equipment outside with the use of screen walls to mitigate noise. Noise will be mitigated through roof enclosures on the already walled in vacuums. These structures will be fully enclosed to minimize sound. Please note, the noise of the carwash will be less loud than the noise from adjacent Alameda Ave. A car wash is approximately 60 decibels while a highway, similar to Alameda will range from 70-80 decibels according to the FHWA in a 2003 study.

Conformance with City Code

As shown in the site plan, we have exceeded the city's requirement for landscape for the site in efforts to shield the parking lot from Alameda Parkway. Trees are being preserved along the Alameda right-of-way in an effort to enhance landscape along the corridor.

A traffic letter will be submitted shortly after the original site plan submittal for this project. Traffic and queueing are both anticipated to remain on site for this development, and there is not anticipated to be a negative impact on the surrounding community, and this will be confirmed through the traffic study.

The proposed site increases the number of sidewalks within the property boundary and improves the existing sidewalk to detached 10' wide. Please consider that the proposed development application enhances the existing condition by providing more pedestrian access and connectivity to the shopping center to the south, with accessible access from the sidewalks to the proposed building and decreases runoff by proposing a water quality grass swale on site.

Variance

A variance has been requested for the site to not included detention on the property. This is a variance to the code that water quality and detention must be provided on site for each development over an acre. The reason for this request is due to the site's proximity to the West Toll Gate Creek. The creek is less than 200' away from the east edge of the site, as shown in the image below. Water quality has been provided on site to treat the rainwater before it discharges into the pipes and ultimately into the creek.



Conclusion

We appreciate the opportunity to provide this site plan package to you. We appreciate your consideration of approval for the conditional use permit and site Adjustment Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



By: Emily Felton, PE

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