



February 7, 2022

Daunte Ruston  
City of Aurora  
15151 East Alameda Parkway  
Aurora, CO 80012

RE: 1900 South Chambers Community, Lot 1

Dear Daunte,

On behalf of Bruckal Development Inc. (The Developer), please find the following Letter of Introduction for the site plan amendment of **1900 South Chambers Community, Lot 1**. The site is a 2.00-acre residential development located East of South Chambers Road between East Mexico Avenue and East Evans Avenue, with South Helena Street to the East.

The proposal anticipates one distinctive development on the West side of the Woodrim Tributary. The approved site plan dated 09 January 2020 had four buildings on site, but this amendment removed two while combining the other two into one building. Additional parking, an amenity area, and a dog park have been added to replace the buildings that were removed from the plans. It will be a single apartment building, and the residential development will build upon the already existing residential housing to the East and South of the site. The proposed site will benefit the local area by developing the vacant lot and adding landscaping, sidewalk, pedestrian lights, street trees, and other amenities along South Chambers Road to meet the required zoning regulations. The site will be an attractive feature compatible with the surrounding area.

The proposal takes into consideration the existing land and features. The Woodrim Tributary flows along the Eastern property line. The tributary will not undergo modifications in this amendment and will benefit from the integration of a quality housing development.

The proposed site will construct one building. It is approximately 16,000 square-feet and three stories. There are 65 total bedrooms and 51 total units.

The site vehicular access points are proposed as one right-in/ right-out only on northbound South Chambers Road.

The building architecture and materials for the west side apartment building will consist of brick veneer, glass windows, hardboard fascia, vinyl shutters, cementitious stucco, and asphalt shingles.

We are requesting one minor adjustment for the setback length of less than 30-feet and one major adjustment for the building's length of over 200-feet.

- The minor adjustment is an administrative adjustment according to Article 146-5.4.4.F, Table 5.4-1. We are requesting approval for a 10% variance, or a 27-feet required setback, for multiple reasons, per section 5.4.4.F.3. First, the adjustment allows improved design by allowing more landscape along the eastern portion of the site without reducing the consistency of the surrounding context's design. Second, the

reduced setback will not occur for more than one lot. Third, the Woodrim Tributary east of the site creates an unusual site constraint that is not common to other lots. The tributary creates an unusual barrier than requires mitigation through this minor variance. Fourth, the adjustment has no adverse impact on any of the surrounding area. Fifth, this adjustment does not violate any conditions of approval specifically applied to development of the property by the Planning and Zoning Commission or City Council. As all requirements have been met and the site has proven to be unique in its location and orientation, we ask that the city accepts our request for this minor adjustment.

- The major adjustment is for a building length greater than 200-feet in length. Our building is proposed to be around 258-feet, and the adjustment is requested according to Article 146-5.4.4.D. Per section 3, Criteria for approval, the proposed design meets the standards set by the City for the approval of a major adjustment. First, the adjustment has no adverse impact on any abutting lot. The length of the building creates no negative aspects to any surrounding lots. Second, the adjustment does not violate any conditions of approval specifically applied to the development of the property by the Planning and Zoning Commission or City Council. Third, the request for the major adjustment meets the criteria of Article 146-5.4.4.D.3.iv., “The adjustment will not result in a material increase in on-street parking or traffic congestion on any local street in any Residential zone district within 200-feet of the applicant’s site.” Refer to the traffic letter by CivTrans Engineering Inc., dated December 13, 2021 for an analysis of the site’s impact to local streets. As the building length surpasses the typical requirement of being less than 200-feet in length, we are requesting a major adjustment. However, the adjustment meets all of the City’s requirements found in Article 146-5.4.4.D.

The site conforms to the City of Aurora criteria in Section 146-405(F) of the City code for conditional use approval. The site buildings have been designed to match and complement the surrounding neighborhoods both in scale and choice of materials. The development does not unnecessarily burden City infrastructure including stormwater runoff which is detained on-site. The site was developed to grow the adjacent neighborhoods and benefit the surrounding area.

The site layout has accounted for the City of Aurora requirements and ordinances when designed. The present R-2M zoning requirements for the property have been satisfied.

Project Owner and Team:

- Property Owner: Villas on Chambers Land LLC.  
4500 North 32<sup>nd</sup> Street, Unit 100F Phoenix, AZ 85018  
Contact: Myles Bruckal  
Telephone: (602)510-0381
- Architect: Godden Sudik Architects  
5975 South Quebec Street, Suite 250 Centennial, CO 80111  
Contact: Paul Brady, NCARB, AIA, LEED-AP  
Telephone: (303)803-8897
- Civil Engineer: Point Consulting, LLC  
8460 West Ken Caryl Avenue #101 Littleton, CO 80128  
Contact: Tiffany Watson, P.E.  
Telephone: (720)258-6836
- Surveyor: Point Consulting, LLC  
8460 West Ken Caryl Avenue Littleton #101, CO 80128  
Contact: Cameron Watson, P.L.S.  
Telephone: (720)258-6836

- Landscape Architect: Point Consulting, LLC  
8460 West Ken Caryl Avenue Littleton #101, CO 80128  
Contact: Jim Shipton, R.L.A.

If there are any questions, or need for any additional information, please do not hesitate to call or email. We appreciate your insight and are looking forward to working with you on the success of this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tiffany Watson". The signature is fluid and cursive, with the first name "Tiffany" and last name "Watson" clearly distinguishable.

Tiffany Watson, P.E.  
Point Consulting, LLC