

## **Kelly Development Services, LLC**

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December 13, 2018

Mr. Daniel Osaba  
Planner I  
City of Aurora  
15151 E. Alameda Parkway  
Aurora, CO 80012

**RE: Chambers Business Park Site Plan Letter of Introduction**

The proposed Chambers Business Park project (the “Project”) is located on a 4.24-acre (gross) parcel at the northeast corner of Chambers Road and East 33<sup>rd</sup> Place. The property is currently unplatted and will be platted as Lot 1, Block 1 Chambers Business Park. Right-of-way dedications to the city for improvements to surrounding streets will create a parcel with a net acreage of 3.53 acres.

The Project consists of the construction of a 60,000 square foot multi-tenant building with associated customer and employee parking, drive aisles, landscaped areas, and stormwater detention/water quality facilities. The proposed FAR is 0.39.

The property is zoned M-1. Potential tenant uses could include light manufacturing, general commercial, offices, warehouses and motor vehicle repair. Motor vehicle repair is a Conditional Use since the property is within 300 feet of a residential zone. It is understood that a Conditional Use permit will be required, which will require a public Hearing by the Planning and Zoning Commission. The proposed uses are compatible with the other existing business along Chambers Road, such as, JM Auto Service, Abra Auto Body and Glass, Adams County Motor Vehicle, Enterprise Car Rental, etc., within the immediate vicinity of the site.

As noted above, the property will be platted as Lot 1, Block 1, Chambers Business Park Subdivision No. 1. The plat will be submitted with the application materials for the Site Plan. As part of the plat, public right-of-way will be dedicated for improvements to the south side of East 35<sup>th</sup> Avenue, Helena Street and East 33<sup>rd</sup> Place.

There are no waivers to city code being requested.

The Site Plan complies with the criteria included in the municipal code. It is in general conformance with the Comprehensive Plan; there will be minimal impact on existing city infrastructure; landscaping will meet city requirements; building architecture will provide an aesthetically pleasing appearance; and there will be good access to the site for multi-modal uses with two entrances from local streets and sidewalks surrounding the site for pedestrian and cyclists.

Sincerely,

Greg S. Kelly, P. E.  
President and Applicant’s Representative