



August 7, 2020

Ryan Loomis
City of Aurora
City Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, Colorado 80012

RE: Letter of Introduction

Dear Ryan:

We are writing this letter to describe our project to the City of Aurora.

Description of Site

The site is located at 15007 East Colfax Avenue, which is on the northeast corner of Altura Boulevard and East Colfax Avenue in the existing Chan. The site was previously used for the site and will be demolished with this project.

Address is not consistent with what is shown on site plan. Should be 15077 E. Colfax Ave

This has been updated

We have a proposed plan for a 4,498 square foot building on the site that will be used for a commercial space with a FAR of 0.09. The site plan proposal includes enhancement of the existing site. The site plan is proposing to reuse the existing access point east of the proposed building from Colfax Avenue and keep the existing access point along Altura Boulevard to the west of the site.

The project is located on a parcel that is 14.9 acres, and the portion of the project that is anticipated to be disturbed is approximately 1.1 acres.

The operation of this building is proposed to be a bank. There is a proposed drive thru lane to service customers. The drive thru lane will be covered where the pickup window is located. 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 pond for water quality and detention.

City Concerns from Pre-Application Notes

The building is located at the east side of the site. Access and circulation for the building to the east side of the site along the private access drive.

The text has been updated to Request

Replace "Permit" with Request and remove reference to parking setback as this is a request for a conditional use for a drive-through. Also, address Approval Criteria for Conditional Use for the drive-thru. See Section 146-5.4.3.A.3.

Conditional Use Permit

We will be seeking a conditional use request on this project due to the parking setback on the project.

This site is zoned MU-C, and the use of a bank with a drive-thru is subject to conditional use. The maximum height allowed in this zone is 75', and the proposed onsite building is under that limit. There is a parking setback along Colfax, and we are requesting a variance from that setback, as detailed below.

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 along the Colfax right-of-way in an effort to enhance landscape.

Per the traffic letter submitted, the queueing for the site is not anticipated to stack into public both anticipated to remain on site for this development, and there is not anticipated to be a negative impact on the surrounding community.

This has been updated in the last paragraph in this section

The proposed use for the site is a drive-thru building. Please consider that the proposed development is a drive-thru building. Please consider the addition of less building square footage, adding additional landscaping along the east and south sides of the site with access to the parking lot, and decreases runoff by proposing a detention pond.

Variance for 25% Maximum Parking along Colfax

UDO Section 146-4.6.5.A.2.a states that no more than 25% of the lot frontage (East Colfax Avenue) to a depth of 60 feet shall be occupied by stalls measuring 19 feet long (57 feet total) within this setback. That is being taken up by parking.

There are also two 24-foot drive aisles within this parking lot. The drive aisles as "surface parking" by code would meet the 60-foot setback. We are asking for a variance from how the drive aisles are counted within this 60-foot setback and the drive area by adding a landscape buffer along East Colfax Avenue. The drive area by adding a landscape buffer along East Colfax Avenue access from the east and west sides of the site. The maximum of the subdivision to have as much parking as possible, and the landlord and other tenants within Chambers Plaza.

Remove all reference to a "Variance" as this is for an Adjustment. The request is for an Adjustment to allow more than 25 percent of the lot frontage to be occupied by surface parking. Clarify the percentage requesting as your discussion is little confusing. Also address Approval Criteria for Major Adjustment for the parking lot frontage allowance. See Section 146-5.4.4.D.3.

For this variance, we have enhanced the landscape along the setback from the code and to increase landscape for the project also enhances the architecture and pedestrian connection to Colfax, specifically.

This has been updated

Content on

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 variance. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



By: Emily Felton, PE

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