



September 3, 2021

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 16,300 square-feet and three stories. There are 65 total bedrooms.

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 commercial buildings will consist of brick veneer, glass windows, hardboard fascia, vinyl shutters, cementitious stucco, and asphalt shingles.

No waivers or variances are needed for this project at this time.

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: Bruckal Development Inc.  
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,



Tiffany Watson, P.E.  
Point Consulting, LLC