

July 17, 2023

City of Aurora Planning and Development Services
15151 E. Alameda Parkway
Aurora, CO 80012
(303) 739-7000

Re: Letter of Introduction for Application of Submittal and Adjustments for 18.78 acres at Jewell St. and Rome (PIN: 034614745, AIN: 1975-25-2-00-005) Aurora, Colorado (the “**Property**”).

To Whom it May Concern:

The letter is given from LD Real Estate, LLC (“**Applicant**”), to outline the Applicant’s intent to redevelop the site. We are submitting this application submittal of 18.78 (16 useable) acres of AD zoned land for redevelopment. Our development project will cut and fill the current site to decrease the site elevation to provide a flat surface for retail/ service uses. We build office / retail space and vehicle service-bay area; and use natural elements to blend the use into the land.

Along road-facing frontages, provide a landscape setback to give visual barrier and add aesthetics to the site. We do not intend to change the previously zoned uses, as the current zoning allows for our type of Retail / Service use.

As the authorized representative of the Applicant, we respectfully submit this application for Site Package Submittal for the Property.

The Property:

- Situated along the Southerly line of Jewell Street, Westerly Line of E-470 Tollway and Easterly Line of Rome Way.
- Within the City of Aurora, County of Arapahoe, Colorado (Ordinances Applicable to Municipalities as determined by Staff).
- A total of 16 usable acres after space for trail, and easements, not considering setbacks (see Site Plan) more or less described as: *That Part Of The N 1/2 Of The NW 1/4 Of Sec 25-4-66 Desc As Beg 221.84 Ft W Of The Se Cor Of Sd N 1/2 Of The NW 1/4 Th Alg Curve To Left 62.64 Ft Th NW 702.32 Ft Th Alg Curve Rt 408.05 Ft Th NW 173.49 Ft Th W 391.01 Ft Th S 1221.33 Ft Th E To Beg Ex M/R's Sec 25-4-6.*
- The proposed use is Retail-Automotive Sales and Service (automotive dealership model).
- The undersigned **confirms:**
 - o The application is complete, the information contained within the application is sufficient and correct enough to allow an adequate review and final action by the City of Aurora, CO.
 - o this request is consistent with the Future Use Plan, adopted long-range plans and policies, in particular: (i) the Property is within the electric utility services; (ii) the Property is within the wastewater service area; (iii) the Property is designated as AD (Airport District) Zoning, APZ (Accident Potential Zone District) which is only the Southwest lower corner (approx. 9,100 square feet); (iv) in our opinion, the impacts of the development as designed are within the parameters anticipated by the City planned support-

infrastructure; (v) roadway corridors supporting the existing retail use of the Property that exist along the frontage of the Property's adjacent roads.

- Proposed access (no current driveways) to the Property is through 2 curb cuts on the North and South points of the Easterly line of Rome Way. No traffic signal exists at the intersection of Jewell and Rom Way.
- Initial trip generation estimates for the Property are preliminary to understand parking. The analysis assumes 18 service customers and 30 new sales new vehicle customers per day (average); 60 peak hour (AM) employee traffic to the Property and 60 Peak hour (PM) employee, traffic for a total of 108 daily trips.
- Site utility connections exist to Property. During the construction phase, we will request temporary energy services. Utility Applications for service pending acceptance of Site Plan Package.
- The development as proposed: (i) brings immediate increased economic activity and additional jobs within established industries suited to the available employee pool; (ii) promotes growth in established supporting businesses within the local area; and (iii) increases tax revenue for the City as a heightened economic activity center with land use as Commercial Retail. The Project is designed to accommodate multiple customer types, and levels of experience; as well as meet all ADA requirements.
- The site package, if approved, would be compatible with the present use of businesses in operation adjacent to the site, including a fueling and dump station for Recreational Vehicles who are traveling through Las Vegas who require servicing or accessories. The Applicant's experience with selling inventory, serving their own and additional servicing to new customers with existing vehicles is second to none with over 18 locations nationally; including a sales center operating in Las Vegas until this redevelopment is complete.

Plat Map:

Upon request of the City of Aurora, a Plat Application will be submitted in concurrence with this submittal. The Plat name Request will be: *Lazydays of Aurora Subdivision*.

Adjustments:

To bring the site current to current Ordinances, and to provide the appropriate elements to the site required by the Owner, 1 (one) Adjustment Request is submitted for approval.

1. Fencing and Screening

Although Ordinance Section 146- 4.7.8.B.2.c of the Unified Development Ordinance (UDO) stipulates 'Other Motor Vehicle, Trailer, Boat, or Manufactured Home Sales or Rental' the business model for the retail services is Automotive Dealership. No on-site storage of customer vehicles is permitted. The dealership model requires display of all vehicles on display for potential sales opportunities. However, to find a conformance, The Applicant proposes an Adjustment of the Fence lines along the Southerly line of Jewell St.; Westerly line of E-470 Tollway; and the Northerly ½ of (or there about) Easterly line of Rome Way. The Adjustment request for a decorative Iron Fence in these specific locations, while using an opaque cedar fence along the Southerly ½ (or there about) of Rome Way and the Southern line of the Property (See Schedule A)

City Pre-Application Comments:

The outcome of the Pre-Application Meeting generated comments from City Planning Staff. We recognize the requirement to satisfy the comments to progress into pre submittal. Schedule A outlines Previous comments and identifies conformances and Adjustments (if any) for review by staff/ City Council. We greatly appreciate the guidance from the City Staff and have incorporated all required changes and proposed Adjustments for items to be determined by hearing as part of the submittal process.

With this signed petition, the Applicant understands that construction of any capital improvements necessary for development on the Property will not be the responsibility of the City of Aurora if approved; rather, such improvements will occur through non-Municipal/Government financial assistance; rather through internal company acquisitions and construction process.

Respectfully,



Vincent Odine
Project Agent / Development Manager
Stewart Development & Construction

SCHEDULE A:

Conforming / Non-Conforming Uses

Compliance and Adjustments Summary

Description	Current Condition Non-conforming	Current Condition Conforming	Proposed Non-Conforming (Adjustment)	Proposed Conforming
Landings At Jewell Master Plan	No Easement for fire protection to continue an easement to southerly lots of neighboring parcels.			Provide 23' easement along Southerly Line of Proposed Project to allow access
E-470 Trail Connection	North and South connections to Rome from Trail along easterly line of proposed project			North multi-use easement already in-place, provide a 10' trail easement along the Southerly Line of proposed project to allow connection from trail to Rome
Fencing and Screening	Proposed Use of Other Motor Vehicle, Trailer, Boat, or Manufactured Home Sales or Rental" includes use-specific standards that require the land use to be screened in accordance with the requirements of the outdoor storage land use per Section 146- 4.7.8.B.2.c of UDO.		Use decorative iron fence along the Easterly and Northerly Lines; and along North 1/2 of Westerly line of Proposed Project to allow for display of RETAIL ONLY units. No customer storage of any kind permitted on premises	Provide Cedar Opaque fence along Southerly, and South 1/2 of Easterly line of Rome Way of Proposed site to provide screening.
Landscape Buffer	A 25-foot special landscape buffer is required. This buffer will be measured from the E-470 75-foot-wide multi-use easement (MUE) line.			Provide 25' Landscape Buffer to meet the minimum requirements

SCHEDULE A:

Drainage	Pond drain times for sites adjacent to air operations areas are limited by FAA recommendations contained in Advisory Circular 150/5200-33C dated 2/21/2020. These drain time limitations are intended to minimize wildlife interference with air traffic. Run-on from the adjacent site should be reviewed from EDN206085 and from the property directly south of the site. Illustrate in the report that the site is in compliance with the imperviousness and drainage paths shown in the master plan EDN205221 and adjacent Infrastructure Site Plans (ISP) for the roadways. Mile High Flood District (MHFD) will be a referral on this project.			Civil Engineering will meet the requirements for drain times to meet minimum requirements
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SCHEDULE A:

<p>Traffic</p>	<p>A Traffic Letter will be required, showing trip generation from the site, circulation, and a signal warrant analysis. Site access points should be aligned with those of adjacent developments. RV turning templates should be provided at the site access points</p>			<p>Traffic letter will be provided by Engineer to identify trip generation, circulation, and a signal warrant analysis</p>
<p>Public Improvements</p>	<p>Improvements required for Rome Way include a 5.5-foot detached sidewalk, curbside landscaping, streetlights, curb returns, and ramps. For Jewell, improvements to the south half of the six-lane arterial along the frontage of the site is required. This includes pavement, curb and gutter, a 10-foot detached sidewalk, and streetlights</p>			<p>Proposed project will conform to requirements of public improvements</p>
<p>Deferral for Improvements</p>		<p>A deferral will be considered for the construction of the improvements along Jewell. The improvements shall still be shown and designed as part of this application even if the deferral is approved by the Director of Public Works.</p>		<p>offsite improvements to Jewell are under consideration as part of the construction for the site. A signal and widening the Southerly line of Jewell to improve traffic at Rome/Jewell intersection to be considered in proposal.</p>

SCHEDULE A:

On-Site Landscaping	One on-site hydrant is being requested for this development. If a gating system is to be installed at a site access point, it must be set back from the flow line of the street at least 35 feet or one design vehicle length, whichever is larger, and be approved by the City of Aurora's Fire and Life Safety department			On site hydrants to be included, including, gate access and set back gates 35' from Rome flow line to provide conformance to requirement.
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EXHIBIT A: FENCING ADJUSTMENT GRAPHIC



Opaque Cedar fencing along South and Southwest lines of Property

Decorative Iron fencing along North and Easterly lines of Property

