



July 3, 2024

City of Aurora
Planning and Development Services
15151 E Alameda Parkway #2300
Aurora, CO 80012

LETTER OF INTRODUCTION: 2020 TOWER ROAD SUBDIVISION, FILING NO. 1

To Whom it May Concern,

We are pleased to submit this application for the proposed redevelopment of an existing lot located at 2020 Tower Road in the City of Aurora called "2020 Tower Road Subdivision, Filing No. 1". Raptor Civil Engineering will be submitted on behalf of the owner/developer Outside Dreams LLC (contact: Amy Kruse). The lot is currently zoned I-1 and totals 1.86 acres. The lot is currently developed with an ~1,200 sf residence converted to a commercial business building along with an existing ~1,500 sf metal garage along. Both existing structures will remain onsite and will be remodeled for the proposed site use.

The proposed land use of the site is for commercial business and will be utilized for a local landscaping business. Storage of equipment will be located within the existing metal garage and on the existing concrete pad. No maintenance will be performed on equipment that will be stored within the existing garage. Hours of operation are 7 am – 6 pm. There are anticipated 4-5 employees that will work within the office from 8 am – 5 pm and 2 – 3 drivers coming onsite to pick up materials stored within the metal garage to be delivered to offsite landscaping projects. The site will contain a mixture of outdoor and indoor storage in the areas listed above of trucks, MTs, Bobcats, and trailers at the end of workdays. This project will have minimal effect on traffic, noise, or neighbors as the majority of site operations occur within the existing residence.

Development includes exterior and interior remodeling of the existing buildings, new concrete drive aisle with access from Montview Blvd, sidewalk connections throughout the site and to Montview Blvd, eleven (11) proposed parking stalls, and associated utilities for water, sewer, and storm. The City has requested offsite improvements to Tower Road which include 25' of ROW dedication, 17.5' of Public Easement, and half street improvements of a Major Arterial Roadway.

As the lot is proposing to maintain the existing structures onsite, the required ROW dedication and Public Use Easement require requested adjustments of the City code.

- 1) **Section 146-4.7.5.D Street Frontage Landscape Buffers:** A 25' wide landscape buffer is required from the back of walk. The owner intends to keep the existing structures onsite and with the required public improvements, the existing structures will sit partially within the 25' setback. As it exists, the metal garage sits 6.7' and the existing commercial building sits 10.4' behind the proposed walk. Therefore, the buildings sit within 20% of the landscape buffer. A solid opaque Allen Block wall is proposed that will provide a visual barrier between Tower Road and the existing structures along with maintaining frontage landscaping quantity requirements for trees and



shrubby. It should be noted that relocating the buildings or construction new buildings outside of the landscape buffer would merit unnecessary and unreasonable hardships on the owner.

- 2) **Section 146-4.3.15 Improvements Required:** Public improvements are required for Tower Road that align with a Major Arterial roadway section. The developer is responsible for construction of the public improvements along the project frontage. The developer/owner is requesting a deferral of improvements as construction of the road section will not match the current section of Tower and will cause large impacts to existing traffic flow. A separate deferral request has been included with the submission package.

Project Contact Information

Owner/Developer/Landscape Architect:

OUTSIDE DREAMS
2020 TOWER ROAD
AURORA, CO 8002
CONTACT: AMY KRUSE
(303) 359 – 9533

Civil Engineer:

RAPTOR CIVIL ENGINEERING, LLC
8620 WOLFF CT, SUITE 250
WESTMINSTER, CO 80031
CONTACT: ERIC BURTZLAFF, PE & MADISON JUREWICZ, EI
(720) 774 – 7736 & (949) 482 – 9563

Architect:

DRINKWINE DESIGNS, LLC
2602 HANOVER CT
DENVER, CO 80238
CONTACT: NATE DRINKWINE
(833) 800 - 4393

Lighting Engineer:

STUDIO LIGHTING
63 SUNSET DR
BAILEY, CO 80421
CONTACT: JACOB BENNEFIELD, LC
(303) 242 - 1572

Surveyor:

ENGINEERING SERVICE COMPANY
14190 E EVANS AVE
AURORA, CO 80014
CONTACT: CHIP BECKSTROM
(303) 337 - 7481



Site Plan Conformance

In accordance with Section 146-5.4.3. B.2.c, the Site Plan shall be approved only if:

- a. The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.
 - **The site complies with the applicable standards of the UDO except for the requested adjustments. The lot is zoned I-1 and will continue to be utilized for commercial business. The lot is currently not a part of any adopted Master Plans. No specific conditions have been identified.**
- b. The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.
 - **The City has requested offsite improvements to Tower Road that will bring the existing roadway section up to current Major Arterial standards to accommodate arterial road intended capacities. At this time, adjacent sections of Tower Road have been constructed for the intended roadway section and therefore a deferral is requested as improvements to Tower Road would impact the existing traffic flow and is unnecessary at this time. The site is currently served by an existing domestic water service line that will continue to remain and no upgrades are required. Wastewater is currently mitigated onsite via a septic system. A new sewer service line is proposed to tie the building into the public system.**
- c. Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.
 - **There are no existing natural features onsite that require protection. No ridgelines, swales, or natural habitats exist onsite.**
- d. The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.
 - **The application will ultimately improve connections to adjacent sites, neighborhoods and urban centers as no sidewalk currently exists on Tower Road. While ROW improvements are requested to be deferred, the ultimate future buildout will include a new 10' wide multimodal path that will connect to the existing sidewalk on Montview Blvd providing safe access to the adjacent neighborhood.**
- e. The application is compatible with surrounding uses in terms of size, scale and building façade materials.
 - **The site does not propose any new structures and intends to keep the existing 1,200 sf commercial building and 1,500 sf metal garage. The house has exiting vinyl siding, and the garage has existing corrugated metal siding that is to remain. The buildings will be upkept, and the existing commercial building has been repainted.**



- f. The application mitigates any adverse impacts on the surrounding area to the degree practicable.
 - **No adverse impacts are identified for this development except for the request to defer Tower Road improvements.**

We look forward to presenting this development to the City. Please reach out if you have any questions.

Thank you,

Madison Jurewicz, EI
Project Manager
Raptor Civil Engineering, LLC

Eric Burtzlaff, PE
Principal
Raptor Civil Engineering, LLC