

February 17, 2025

City of Aurora, Planning and Development Services
15151 East Alamenda Parkway
2nd Floor, Suite 2300
Aurora, CO 80012

Re: FedEx Ground – Site Plan & Justification for Conditional Use Permit Approval
Case Number 2020-6058-00
5805 N Jackson Gap St
Aurora, CO

AMAROK, on behalf of FedEx Ground, sees to install a battery operated (12V/DC), low voltage, alarmed electric fence which will be safely located inside of the existing 7' tall wrought iron fence to secure the property during non-business hours. The proposed system can be armed and disarmed remotely via mobile app or in-person using a unique code specific to FedEx Ground. The system will also be de-energized in the event of an emergency using a Knox device as approved by the fire department. The AMAROK battery operated (12V/DC) alarmed electric fence has proven to be the most effective theft and crime deterrent for businesses, such as FedEx Ground, across the country. Even in cases where businesses were experiencing frequent criminal trespass, theft, and loss, the installation of our system immediately results in the prevention of any further attempted break-ins by criminals.

CUP Criteria

- a. The application complies with the applicable standards in this UDO, other adopted City regulations (including but not limited to any use-specific standards for the proposed conditional use in Section 146-3.3), 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;
 - i. Satisfied. There is no change or newly proposed use to the existing parcel. The existing parcel's use will not be changed with the addition of the proposed battery operated alarmed electric security fence running concurrent with the existing perimeter barrier fence as required by Code Section 66-37 Electric Security Fence.

- b. The application is consistent with the Comprehensive Plan;
 - i. Satisfied. This application aligns with the Comprehensive Plan by proposing a safe and effective battery operated alarmed electric security fence. The system will enhance safety, deter property crime, and safeguard employees and this business.
- c. The size, scale, height, density, multi-modal traffic impacts, and hours of operation of the proposed use are compatible with existing and planned uses in the surrounding area;
 - i. Satisfied. The proposed will have no impact on the size, scale, height, density, traffic, or operations of surrounding properties. The proposed battery operated alarmed electric security fence will be installed entirely on the interior of the property and behind the existing perimeter fence.
- d. The proposed use will not change the predominant character of the surrounding area;
 - i. Satisfied. The proposed will have no adverse impact on the character of the surrounding area. The proposed battery operated alarmed electric security fence will be installed entirely on the interior of the property and behind the existing perimeter fence.
- e. The City's existing infrastructure and public improvements, including but not limited to its 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;
 - i. Satisfied. The proposed will have no impact on infrastructure as it is powered by a 12V/DC battery which is solar charged. No part of the system will connect to A/C power or impact infrastructure. The battery operated alarmed electric fence will be completely installed entirely on the interior of the property and will have no impact on street, trail, and sidewalk systems.
- f. The application demonstrates that the proposed use will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application;
 - i. Satisfied. The proposed system will not create any dislocation of tenants or occupants of the property. Instead, it will provide security to ensure dislocations do not occur as a result of property crime.
- g. The application mitigates any adverse impacts on the surrounding area to the degree practicable.
 - i. Satisfied. The proposed will have no adverse impact on the surrounding properties. The proposed battery operated alarmed electric fence is installed entirely on the interior of the property and behind the existing perimeter fence.

Due to the nature of the abutting properties, this site is at risk for criminal trespassing. The property is surrounded by industrial and commercial businesses as well as vacant land leaving the property vulnerable to crime at night and the perimeter is too large to be easily secured by a

security guard. The obscure nature of this area provides criminal trespassers access to the property at night without fear of being seen. FedEx Ground partners with AMAROK at locations across the US to secure their facilities from the threat of crime to avoid incurring criminal activity leading to financial, equipment and material losses, and seeks to provide a safe business environment for their employees.

Based on the information and evidence presented above, we respectfully request the granting of this Conditional Use Permit for FedEx Ground. Much appreciated.

Thank you,



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ULTIMATE PERIMETER SECURITY