



Penske Truck Leasing
Route 10 – Green Hills
PO Box 563
Reading, PA 19603-0563

www.pensketruckleasing.com

December 8, 2023

Rachid Rabbaa
City of Aurora
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

Re: Letter of Introduction
Lot 1, Block 1, Penske Subdivision Filing No. 1

Dear Mr. Rabbaa:

Please accept this letter as our introduction to the City of Aurora for the expansion of an existing office and maintenance building within the Penske Subdivision. This building is being developed by Penske.

The project site is approximately 10 acres within the Penske Subdivision south of E 32nd Avenue. Our proposed project will include an approximately 9,000 SF maintenance building expansion and 1,600 SF of office expansion within the platted parcel. No further subdivision of this parcel is proposed or required. A detention pond will be reconstructed with the development of this site at the southeast corner. Potable water and sanitary sewer services are already provided to the existing facility and no further water or sewer services are proposed.

The property is fully served by Aurora Water with potable water and sanitary sewer. Stormwater detention and water quality will be reconstructed, public access roadways exist (East 32nd Avenue) and dry utility service exists at the property line.

Adjustment Requests:

- The applicant requests an adjustment from the requirement for a patio space area that is 6-8% of the total office space. The proposed use is commercial vehicle maintenance and repair. Users do not typically stay on the premises as most users are either picking up or returning a truck. If a customer does wait for repairs, there is a 408 SF customer lounge with seating and vending options as well as access to restrooms. For employees, there is a 293 SF employee break room with seating. This adjustment follows section 146-5.4.4.D.3 as follows:
 - There are no adverse impacts to abutting properties. Penske also owns the lot immediately west of this site, the Union Pacific Railroad ROW is to the south, the Aurora Materials Testing Lab is to the east, and vacant/trailer storage lots are to the north of the site.
 - No conditions of approval applied to the site are being violated.
 - The adjustment will result in a perception of development quality as viewed from adjacent streets and abutting lots that is equal to or better than would have been required without the adjustment. By concentrating the amenity spaces (both for customer and employee) interior to the building, it reduces the potential for pedestrians to enter the site and use that space. This is also consistent with the surrounding developments as no sites in the immediate vicinity have outdoor amenity spaces.
- The applicant requests an adjustment to the building elevation to maintain the height of the new exterior wall a total distance from 100'-0" allowed to 117'-0" actual. This adjustment follows section 146-5.4.4.D.3 as follows:



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- The adjustment will have no material adverse impact on any abutting lot or any material adverse impacts have been mitigated by conditions of the adjustment.
- The adjustment does not violate any conditions of approval specifically applied to development of the property by Planning and Zoning Commission.
- The adjustment will result in perception of development quality as viewed from adjacent streets and abutting lots that is equal to or better than would have been required without the adjustment.

We appreciate your attention to this project and look forward to meeting with you and working with your staff to build another successful project in the City of Aurora. Should you have any questions please contact me at 360-947-3243.

Best Regards,

PENSKE

A handwritten signature in blue ink, appearing to read "Josh Lester", with a stylized, cursive script.

Josh Lester
Sr. Regional Facilities Manager