



November 23, 2024

James Schireman
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

RE: Aurora Fire Station #9 Rebuild – Site Plan & Conditional Use
Application Number: DA-2387-00
Case Numbers: 2024-6029-00; 2024-6029-01
17200 E. Mexico Ave.
Aurora, CO 80017

On behalf of the City of Aurora Public Works Department, a Request for Adjustments is being requested for the City of Aurora Fire Station #9 project, located at 17200 E. Mexico Avenue.

The corresponding Adjustments are also provided on the Cover Sheet of the Plan set, "AURORA FIRE STATION #9 – WITH ADJUSTMENTS AND CONDITIONAL USE", dated August 29, 2024.

- ADJUSTMENT #1: Per City of Aurora 2019 Unified Development Code (Section 4.4.6.A) the required side setbacks on the west and rear sides of the property is 25'. This is due to the fact that the R-1 adjacent zoning has residential use.

On the west side of the property, the site is constrained in width per the necessary building size; therefore only 11' of distance is able to be provided between the property line and the proposed building. Consequently, an adjustment is requested for this condition. As a means of mitigation, additional landscaping will be provided within this 11' setback for greater screening as well as improved architectural features to provide an enhanced view. The building elevation will be approximately 3' lower than the existing fire station currently on the site and a retaining wall will be required along the western edge due to the difference in the finished floor elevation. The retaining wall will also provide some screening and buffering.

On the south side of the property, the site layout does not allow for the parking lot to be offset this full 25' distance and only 12' of setback distance is able to be provided between the property line and the proposed back of curb for the parking lot. Consequently, an adjustment is requested for this condition. As a means of mitigation, a perimeter fence and additional and enhanced landscaping will be provided within the provided 12' setback for greater screening and buffering.

The requested adjustment exceeds the maximum 10% increase allowed under Table 5.4-1 in which Administrative Approval by the Planning Director would be permitted. Therefore, it is understood that approval will need to be obtained from Planning and Zoning Commission and City Council per Section 146-5.3 of the COA UDC.

- ADJUSTMENT #2: Per City of Aurora 2019 Unified Development Code (Section 4.6.5.B.2), any parking lot shall be located not closer than 50' to any intersecting street or Right of Way. The provided distance from the street (E. Mexico Avenue) to the nearest parking stall is only 20'; therefore, an adjustment is requested. Parking for an ADA and public parking stall needs to be provided closest to the main entrance as possible, which is at the north side of the site. Moving the parking to the

back side of the site would place the ADA stall far away from the main entrance but also, the back side of the site is planned on being gated to keep the public out. No other alternatives exist for moving the parking. There are really no mitigation measures although these two parking stalls don't fall into the normal definition of being a "parking lot". Public parking is not expected to be used frequently and any noise/visual impact from the adjacent street will not result in any negative use of the parking stalls. Parking at other existing fire station utilize this same type of layout and plenty of maneuver space is provided in and out of these stalls - as they connect to a 50' wide driveway connection off of E. Mexico Avenue. Administrative Approval by the Planning Director is not permitted so approval will need to be obtained from Planning and Zoning Commission and City Council per Section 146-5.3 of the COA UDC. An exhibit is attached showing another option for the accessible parking locations and why the location does not work.

Thank you for your consideration on this request.

Please don't hesitate to call or email if you have any questions as you review the revised submittal.

Sincerely,



Devon Jackson
Architect, HB&A

