

October 15, 2021

City of Aurora

Planning Department
15151 E. Alameda Parkway
Aurora, Colorado 80012

Attention: Laura Rickhoff
Project Manager
Office of Development Assistance

RE: Aurora Cross Docking at Jasper Park
15655 East 33rd Avenue
DA.2293.00

Dear Laura,

On behalf of Aurora Cross Docking, the applicant, we are please to submit this application for the site plan for their new Distribution Center.

The project team is listed below:

Applicant

Aurora Cross Docking
Ashley Zinger
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Whelling, IL 60090
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Azinger2015@gmail.com

Architect / Agent

ArcWest Architects, Inc.
Todd L. Heirls
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Denver, CO 80204
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Civil Engineer

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The site is 3.63 acres and is proposed for a 15,000 sf Warehouse / Distribution Building. Currently the zoning for the site is I-1, Light Industrial District. The proposed use is compatible with the existing zoning. The sote is surrounded by I-1 on all four sides.

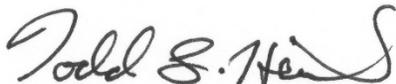
The site plan shows the building located at the southwest corner of the site with primary truck and pedestrian access off 33rd Place and A secondary truck exiting off Jasper. The storm water mitigation occurs at the northwest corner of the site. In particular, it meets the approval criteria stipulated by the City of Aurora as follows:

- 1. Consistency with the City of Aurora Comprehensive Plan:** The proposal is consistent with the spirit and intent of the City's Comprehensive Plan as follows:
 - Proper consideration has been given to the surrounding area
 - Use is compatible with the I-1 District
 - The external effects of the use have been controlled
 - The use can operate in a clean and quiet manner

2. **Impact on Existing city infrastructure and public improvements:** All four street frontages will be constructed to the City of Aurora standards to the extent exhibited in the submitted site plan documents.
3. **Density:** The density of development is compatible with the zoning and with the existing development on all four sides
4. **Protection of and appropriate use of environmental features and topography to enhance the development:** The site does not have significant environmental features, or topography to protect or enhance.
5. **Landscape Area:** All landscaping as shown in submitted Site Plan is intended to show compliance with Article 14 of the City of Aurora Code.
6. **Internal efficiency of design:** The design of the site provides for efficient access for pedestrian and motorists to all portions of the site. This operation is not intended to be accessed by the public except for employees of the operation.
7. **Control of Nuisance Impacts:** The proposed operation and development will not cause nuisance impacts to the surrounding approved uses.
8. **Adequacy, Accessibility, and connectivity of traffic and circulation plans:** The design of the site creates an efficient circulation path for both automotive and distribution traffic, minimizing interferences on and off site.
9. **Street Standards:** All understood street standards for access, utility easements, and life safety requirements have been met as shown on the submitted site plans
10. **Past Performance:** This is the first development by Aurora Cross Docking within the City of Aurora.

In Summary, it is the intent of this site plan application to provide a first-class Warehouse / Distribution center in the City of Aurora.

Sincerely,
ArcWest Architects, Inc.



Todd L. Heirls, NCARB
Partner, Architect