



July 24, 2024

James Schireman
City of Aurora

15151 E Alameda Parkway, Aurora, CO 80012

Re: Genaros Automotive LLC (#1612763)/Pre-Application Meeting held March 24, 2022

Dear Development Review Team,

As requested under the Site Plan review comments #3.A-C and #4, I am submitting an updated Conditional Use Letter and Operations Plan for 15950 E 6th Ave development.

CONDITIONAL USE LETTER

As part of the Conditional Use approval process, I am submitting the following letter which explains in detail the compliance with City of Aurora Unified Development Ordinance under Sections 146-5.4.B.2.C & 146-5.4.3.A.

The proposed development at 15950 E 6th Ave shall comply with the following UDO requirements:

1. Comprehensive plan and zoning

- a. The proposed development as indicated in the site plan drawings align with the Aurora's Comprehensive Plan in terms of appropriate place typology, zoning, design standard and surrounding context.

2. City's existing infrastructure and public improvements

- a. The proposed project shall utilize water, wastewater, street, trail, and sidewalk systems, and ensure it will have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.

3. Major Site Plans Criteria

- a. The project per proposed plans is designed as such 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. **The proposed drainage pattern, existing roads, and existing natural areas are primarily kept per existing conditions.** Moreover, the site will enhance the current condition by adding water runoff quality treatment on the west neighboring property by adding a large grass swale required by Aurora Water updated regulations.

4. Context

- a. *The proposed development will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers. Primarily, the site will benefit from being developed into an urban commercial infill. As the site is currently a greenfield, this project will enhance its existing condition, benefiting environmental and economic development.*
- b. *The proposed development will be compatible with surrounding uses in terms of size, scale and building façade materials, as indicated in the provided site plan drawings. The new building's volume, materials, and height will be comparable to those of neighboring properties. It will be of a similar height and its use will be well-suited to the neighborhood, complying with the required planning regulations.*

- c. The proposed auto repair shop shall not adversely impact the surrounding area to the degree practicable.
5. **Architectural Language**
 - a. The intended architectural design of the building will harmonize with the surrounding structures by featuring a lower section constructed using split-face concrete masonry units (CMU), topped with a three-coat cementitious stucco finish of different texture and colors. Additionally, the building's primary north façade and fence shall comply with the zoning design standards to appropriately screen the residential complex across the E 6th Ave. The building height (20ft) will be kept to a single story to align with neighboring structures.
 - b. The primary entrance and facade for both pedestrians and vehicles will be situated on the northern side of the site. It is important to note that this area will be strictly designated for entry purposes, and no service loading or storage of vehicles will ever occur in this vicinity. The main service entry will be located along the east elevation.
 - c. The proposed building will be screened on east, west, and south side with a 6ft high wooden fence with metal gates for service access.
6. The existing fire, utility, gas, landscape easements are to remain per original plat.
7. Site elements along the 6th Avenue entry will remain as per existing conditions, including the access island, curb and gutter, sidewalks, existing easements, and landscaping.

OPERATIONS PLAN

- **Use:** Automotive repair shop
- **Size:** 10,000 SF
- **Services performed:** Automotive repair shop
- **Business Hours:** M-F 8am – 5pm
- **Anticipated number of employees:** 5
- **Anticipated daily number of cars being serviced:** 4
- **Anticipated weekly number of cars being serviced:** 15-20
- **Vehicle drop-off:** All customer vehicles would be served and accessed via the proposed gated east entry. The vehicles will be dropped off by customers and tow trucks.
- **Vehicle Storage:** Vehicles required to stay overnight will be kept inside the car shop or within the secured east service gated area as indicated in the site plan. The cars will be kept at the property for no longer than 3-4 business days depending on the severity of repair.
- **Vehicle circulation patterns:** Majority of vehicles will access the repair shop via existing points along the E 6th Ave. The access is also available via adjacent sites to the west and east.
- **Parking Requirements:** As part of the site plan submittal, the design team is proposing using the adjacent Lot 1 at 15900 E 6th Ave for additionally required parking, for which we are providing signed parking access agreement between the property owners.
- **Hazardous waster disposal:** The hazardous waster will be removed/recycled by combination of utilizing the proposed sand & oil interceptor on the east side and recycling by the building owner/operator. These materials primarily include motor oils.

Sincerely,

MC Architecture

Mihajlo Crnogorac, RA, AIA

Alain Hernandez
Property Owner

