

Aurora Office of Development Assistance  
15151 E. Alameda Parkway, Ste 5200  
Aurora, Colorado 80012

**Re: Aurora ABC Supply Co. (#1808714)**  
**LETTER OF INTRODUCTION**

**Dear Aurora Office of Development Assistance;**

Please accept the enclosed application and plans for a Contextual Site Plan for the ABC Supply Co. on Lot 1, Block 1 of Timberline Subdivision Filing No. 1. The proposal includes a site plan to construct a storage yard for an existing building which is to be used as office space and for holding home building supplies. Ridgetop represents the applicant and will serve as the point of contact for the Contextual Site Plan approval process. This letter of introduction includes background information on the site and project, a project description and analysis of the Contextual Site Plan criteria.

**Project Name:** Aurora ABC Supply Co.

**Location:** 2801 Tower Rd  
The NW corner of E. 28<sup>th</sup> Ave and Tower Rd

**Agent/Project Manager:**  
Ridgetop Engineering  
541 Garden Dr. Unit N  
Windsor, CO 80550  
Mike Beach PE  
970.663.4552

**Applicant/Developer:**  
ABC Supply Co, Inc.  
2151 E. Broadway Rd, Suite 115  
Tempe, AZ 85282  
Anthony Hinrichs  
480.489.6498

**Proposed Use:** Office space, home building supplies (HBS)

**Land Area:** 209,051 square feet (4.799 acres)

**Project Summary**

This project proposes to construct a concrete storage yard around the existing building on the site. Additional improvements include an updated parking lot, modified site access, and proper landscape screening. Per COA request, sidewalks within the ROW along this property are to be updated to COA standards. There are no known variances or waivers from City standards at this time.

**Project Description:**

*Proposed Use*

The subject property 2801 Tower Rd. The 4.799-acre site contains one 25,855 sf building, site parking and a small outdoor storage area. The remainder of the site is vacant and has been temporarily used as a frisbee golf course.

#### *Zoning*

The property is currently zoned I-1 (Business/Tech District).

#### *Access*

All vehicular access to the property will be from three internal private drives connected to E 28<sup>th</sup> Ave. There are currently three existing accesses. The far right access will be removed while the other two existing accesses are to be redone. An access has been proposed southwest of the site on E 28<sup>th</sup> Ave. This proposed access will line up with the access across the ROW and will be marked as “EXIT ONLY”.

#### *Landscaping*

The proposed landscaping for the Aurora ABC Supply Co. site are in compliance with the I-1 Zone District and the Gateway Park Development Guide and Design Standards in addition to the Unified Development Ordinance (UDO) and the Landscape Reference Manual. Landscaping will consist of a combination of deciduous trees and shrubs as well as ornamental grasses and perennials to provide appropriate screening as well as provide an aesthetically pleasing design, compatible with the overall development.

#### *Lighting*

The existing light fixture locations were organized in an effort to provide consistent, uniform lighting throughout the drive aisles and parking areas, while also preventing light pollution and ensuring the safety and security of customers and employees. So long as the lighting remains in compliance with the current Aurora City Ordinance Section 4.9, Ridgeway wishes to continue using the existing site lighting. One light pole along the E 28<sup>th</sup> Ave ROW will have potential conflicts with the ROW improvements proposed by this development. Ridgeway plans on relocating this light pole south of the proposed walk in a landscaped area.

#### *Building Architecture*

Due to the state of the existing building, no major changes have been planned to the existing building aside from new tenant signage.

#### *Land Use Data*

GFA: 25,855 s.f.

Parking Spaces	Required	Provided
Office @ 2.5/1000sf		
HBS @ 1/1000sf	30	36 (not including 4 HC accessible spaces)
Handicap per UDO	2	4
Table 4.6-2		

Max Building Height	30'	30'-0"
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Building Setbacks – N/A (existing building to remain)

#### *Utilities*

Existing utilities on the site affected by the proposed sidewalks along E 28<sup>th</sup> Ave are to be relocated to the landscape north proposed sidewalk. Contractor is to ensure sanitary manholes within existing sidewalk along Tower Rd stay at finished grade as improvements are installed.

#### *Drainage*

Drainage will be accommodated by underground retention chambers located in the center of the site. the site. This will further be bolstered by the installation of various underground storm piping throughout the site to convey runoff to the proposed drainage infrastructure, as shown in the Grading & Drainage Plan.

#### *Signage*

Any existing signage affected by the the proposed sidewalks along E 28<sup>th</sup> Ave are to be relocated to the landscape strip south of the proposed sidewalk. Any Proposed signage will be submitted for via separate Signage permit.

#### **Site Plan Criteria:**

This letter requests approval of the proposed Site Plan based on compliance with the City of Aurora Zoning Code Section 146-405(F) (1-11) as follows:

**1. Consistency with comprehensive plan. The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council that apply to the affected area.**

The site is located within Gateway Park II and is subject to the Gateway Park Design Review Requirements alongside the I-1 standards set in the UDO. The development of this site is to remain consistent with the comprehensive plan by following these standards; when there is a conflict between the UDO and the Gateway Park Design Standards, the more restrictive requirements will apply.

**2. Impact on existing city infrastructure and public improvements. The proposed development does not result in undue or unnecessary burdens on the city's existing infrastructure and public improvements, or that arrangements are made to mitigate such impacts.**

The proposed ROW improvements for this development will conflict with the current placement of some existing utilities and public improvements. Contractor is to ensure existing sanitary manholes within sidewalk along Tower Rd are to stay at finished grade. The existing utility vaults, fire hydrant and water meter along E 28<sup>th</sup> Ave are to be relocated north to the proposed landscape buffer. Existing light pole along E 28<sup>th</sup> Ave is to be moved to landscape area south of proposed sidewalk.

**3. Density. If the density is different from those of adjacent properties, specific steps are to be taken to achieve compatibility. For residential site plans abutting residential zones of lower density, the development shall provide for transitions in density and building height to protect the character of the lower-density residential areas.**

The proposed development is to match the density of adjacent developments which also fall under the I-1 Zone District.

**4. Protection and appropriate use of environmental features and topography to enhance the development. New development shall be designed, where reasonable, to preserve and protect the water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development. Open space and natural areas shall be preserved, where reasonable, and integrated into developed areas to provide visual diversity in the landscape and to define neighborhood and community character. The design and placement of buildings**

**on a site incorporate and protect view corridors. Where reasonable, the design of the development shall maintain the approximate topographic form of major ridgelines, swales, and landforms.**

The proposed development is not permitted to discharge stormwater into the High Line Canal bordering the north of the site. Storm water will be collected into a 1.51 ac-ft, underground Stormtech chamber. Limiting the site's involvement with the bordering canal will preserve its current wildlife and protect it from additional erosion due to the sheet flow of the existing site.

**5. Landscaped area. All site plans shall conform to adopted landscaping standards or guidelines adopted by city council. Certain portions of the city may be designated for special design treatments and standards.**

The proposed development is consistent with applicable required landscaping and landscape buffers, including special landscape buffers. The site has been designed using the I-1 Zone Standards in the UDO as well as the Gateway Park Design Standards.

**6. Internal efficiency of design. The proposed design of the site plan achieves internal efficiency for its users, including safe and convenient pedestrian access to common areas for recreation and other services, facilities, and amenities provided by the development. The proposed design shall provide for safe and convenient access for service and maintenance personnel performing routine duties related to but not limited to mail delivery and pick-up, utility meter reading, and other services.**

The proposed development is consistent with applicable required pedestrian access standards which will allow convenient access to different areas within the site. The site has been designed to not negatively impact mail delivery, utility meter readings, and other potential services.

**7. Control of nuisance impacts. The proposed development controls nuisance impacts on itself and surrounding land uses including heat and glare, traffic congestion, noise, arrangement of signs and lighting, features to prevent littering and accumulation of trash, the amount and quality of storm drainage, the provision of adequate light and air, compatible screening of rooftop mechanical units, and other factors deemed to affect public health, safety, and general welfare.**

The proposed development addresses nuisance impacts with on-site retention and strong storm infrastructure to manage drainage. Landscape buffers will also help reduce noise, enhancing the overall environment for the development and its surroundings

**8. Urban design, building architecture, and landscape architecture. The site plan shall establish a high quality of design, demonstrate how compatibility with adjacent development and surrounding urban design elements will be achieved as well as internal consistency of design, and satisfy the city's adopted design standards and/or guidelines. The relationship between mass and space shall be combined and integrated to produce aesthetic and functional buildings and landscapes.**

The proposed development is consistent with the landscape design of adjacent sites. Proposed landscape will both screen and provide the existing building with an updated aesthetic in line with the city's adopted design standards and guidelines applicable for the site's I-1 zoning classification.

**9. Adequacy, accessibility, and connectivity of traffic and circulation plans. The design, efficiency, and connectivity of vehicular, bicycle, and pedestrian transportation systems, linkages to open space and trails, availability of resident and guest parking, loading spaces, convenience of location, and access to public transit facilities shall be adequate and functional.**

To preserve the functionality of the existing building and loading spaces, the proposed development improvements are thoughtfully integrated into the site, ensuring these features continue to operate as intended. Site accesses has been coordinated to prevent traffic build up along E 28<sup>th</sup> Ave.

**10. Street standards. Public and private streets included in the site plan shall conform with city street standards.**

The proposed development is consistent with applicable City of Aurora's Urban Street Standards.

**11. Past Performance. The city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of any site plan. The planning commission or city council may deny any approval of a site plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions, or representations on a prior development.**

Acknowledged, should there be any past issues, they shall be rectified prior to approval of the site plan.

## **Conclusion**

The proposed development is an approved use for I-1 (Business/Tech District) zoning per City Code with minimal impact on City utilities and street infrastructure; it is not a destination use. The development offers a large amount of landscaped area to help buffer and blend in with adjacent developments. The design of the site provides safe and efficient semi and vehicular circulation to into and out of the site. The architectural and landscape design of the site will enhance general aesthetics and character of the overall development.

ABC Supply Co, Inc. and RidgeTop Engineering believe that the contextual site plan package being submitted meets or exceeds the City of Aurora requirements for development of this site and that the conditional use criteria have been successfully met.

Please do not hesitate to contact us if you need additional information.

**Mike Beach, P.E.**

**RidgeTop**  
**Engineering & Surveying**

541 E. Garden Drive, Unit N | Windsor, CO 80550  
Office: (970) 663-4552 | Direct: (970) 545-4043 | Cell: (720) 583-5023