



January 8, 2024

**City of Aurora**

**Office of Development Assistance**

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 during the Pre-Application meeting, under Step 1 – Planning Phase (comment 2B & 2C), I am submitting the Letter of Introduction (Conditional Use) and Operations Plan for 15950 E 6<sup>th</sup> Ave development.

**LETTER OF INTRODUCTION**

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 146-3.2, 146-3.3.5.NN., and 146-5.4.3.A.

The proposed development at 15950 E 6<sup>th</sup> Ave will comply with the following UDO requirements:

1. The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.
2. Major Site Plans shall be designed 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.
3. The proposed development will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers. Considering the site is green field, the project will improve the existing state of the site.
4. 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 which include elevations, landscape, and civil plans.
5. The proposed application mitigates any adverse impacts on the surrounding area to the degree practicable.
6. 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. Additionally, the building's height will be kept to a single story to align with neighboring structures.
7. 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.
8. The existing fire, utility, gas, landscape easement are to remain per original plat.
9. The proposed building will be screened on east, west, and south side with a 6ft high wooden fence with metal gates for service access.
10. Site elements along the 6<sup>th</sup> Avenue entry will remain as per existing conditions, including the access island, curb and gutter, sidewalks, existing easements, and landscaping.

## **OPERATIONS PLANS**

- **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 number of cars being serviced:** 6-7
- **Vehicle drop-off:** All customer vehicles would be served and accessed via the proposed gated east entry. The vehicles will be dropped off by customer 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.
- **Vehicle circulation patterns:** Majority of vehicles will access the repair shop via existing points along the E 6<sup>th</sup> 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 6<sup>th</sup> Ave for additionally required parking, for which we are providing signed parking access agreement between the property owners.

Sincerely,

**MC Architecture**

Mihajlo Crnogorac, RA, AIA

Alain Hernandez  
Property Owner