



July 26, 2024

450 CHAMBERS PBG SITE PLAN AMENDMENT

Letter of Introduction

To Whom It May Concern:

This application is to propose a Minor Amendment to the existing PBG. The proposed improvements consist of a playground being added to the east side of the southeast corner building of the City Center Marketplace. The playground is to support a school facility within the building. The school facility is being tenant finished under a separate building permit, however a Site Plan Amendment for a smaller playground was approved in 2024.

PROPERTY OWNER/ APPLICANT INFORMATION

City Center Marketplace- Aurora, LLC, c/o Panorama Property Group, owns the property City Center Market Place at 450 S. Chambers (Lots 1 – 3, Block 1, City Center Marketplace Subdivision, Filing No. 1). Roth Lang Engineering Group, LLC is representing the owner for the entitlement of this Project. Additional design team members include David Budrow Architects.

PROJECT DESCRIPTION

The area to be impacted by this request is located in the southeast corner of the retail development as shown in the image below. The highlighted portion is hereafter referred to as “Project Site”.



The land is zoned PCZD COMM with no proposed changes. The improvements proposed in the Project Site are as follows:

- Changes to building footprint and exterior: **none**
- Changes to approved parking count: **none** (although some functional (but previously uncounted parking stalls will be removed).
- Changes to drive lanes: the drive lane within the Project Site will be pushed to the eastern property line setback (the eastern curb line will remain in place). The trash enclosure in this area will be relocated to the south. The existing fire lane and utility easement will be adjusted to the new drive lane with existing utilities (electric) relocated.
- A playground and amenity area will be constructed at the building's finish floor level. The Project Site will have stairs and ramps stepping the playground down to make up for grade changes. The perimeter of the Project Site will have a retaining wall to mitigate the remainder of the grade changes. Note: this is an enlargement of a previously approved PBG Amendment.
- A sidewalk will be constructed adjacent to the realigned drive lane and at the toe of the perimeter wall around the playground.

No other changes are proposed with this amendment.