



Structural, Civil, & Environmental Engineering

July 7, 2022

Client:

Omar Tinoco-jromar02@gmail.com

Superior Enterprises LLC

1117 Pinehurst Ct

Bennett, CO. 80102

Applicant # DA-2259-00

Case # 2022-4010-00

Sandella Design, LLC Reference #22-D25

Subject: Adjustment Request Letter for New Digs on 13th Place Condominiums project located 15591 E. 13th Place, Aurora, Colorado.

REQUESTED ADJUSTMENTS

1. Adjustment requested for building design to not include a defined base, middle and cap. The façade elements of the building have been revised however creating a defined base, middle and cap will change the intended exterior design. An adjustment to this is requested to keep intended modern exterior design with the proposed vertical steel siding as the focal of the design as it brings a modernized exterior appearance and high durability for wind and snow. Ref: 4.8.5.B of the UDO states multifamily developments shall have a defined base, middle and cap to the building on each façade facing a street or a residential zone district.
2. Adjustment requested for the required 15ft landscape buffers along the east and west sides of structure to be reduced to 10ft due to the narrow width of lot and drive aisle, pedestrian sidewalk, and other setback code requirements the 15ft landscape buffer requirement cannot be met. The tall landscape reduction option shall be used to meet the adjustment requirements. Reference Aurora UDO 4.7.5 article G Required Landscaping Buffer Widths and Allowed Reductions Table 4.7-2 for requirements.
3. Adjustment for required building perimeter landscaping of 440 LF/ 110 plants is requested due to the narrow lot and code requirements for pedestrian sidewalk, drive aisle access, and parking. The building perimeter is surrounded by hardscape and does not allow for required landscaping around perimeter of building. Requesting the proposed landscaping along landscape buffers A-C count towards this requirement. Reference City of Aurora UDO 4.7.5 article J.3.b Types and Locations.

Production Specialist

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