

June 18, 2020

City of Aurora
Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

To Whom it may concern:

A Major Adjustment to Section 146-4.7.5. J is being requested due to the limitations of the site restricting the ability to have building perimeter landscaping within 20 feet of the foundation on the southwest side of the building. The grade and shape of the site require a retaining wall to be placed to the south of the southwest parking lot, causing the parking lot to shift toward the building. By shifting the parking lot toward the building, we lose the space necessary to have any foundation plantings on this side of the building.

To remediate the lack of building perimeter landscaping on this side of our site, we have enhanced the building facade with bronze anodized aluminum and enhanced stone veneers to provide a very attractive building elevation. In addition to the enhanced building facade, we have densely planted the southeast side of the site with large shrubs and tall grasses to help screen the view of people traveling on South Gartrell Road. Lastly, we have provided a mixture of 9 additional evergreen and ornamental trees along the top of the retaining wall to help screen and buffer our site from anyone who would be viewing the site from the southwest side. Though these trees are not within 20 feet from the foundation of the building, the added height of being planted along the top of the wall will provide excellent screening for our building. By making these changes we believe that we are providing equal or better screening and buffering to the adjacent self-storage property than what would have been required without this adjustment.

Please feel free to contact me directly should you have any questions and/or requests for additional information. We look forward to continuing to work with the City of Aurora to make Achieve Sports a success.

Sincerely,
Norris Design



John Norris, PLA
Principal