

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



June 12, 2023

Taylor Pohlman
Northpoint Development
3315 N Oak Way
Kansas City, MO 64116

Re: Second Submission Review – Stafford Logistics Center Trailer Parking Master Plan Admt, Site Plan, and Plat
Application Number: **DA-2170-06**
Case Numbers: **2019-7001-03; 2023-6014-00; 2023-3011-00**

Dear Mr. Pohlman:

Thank you for your second submission, which we started to process on May 18, 2023. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before July 6, 2023.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated *Administrative Decision* date is set for August 9, 2023. Please remember that all abutter notices for decisions must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7121 or thager@aurorgov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Jesse Carano - Ware Malcomb 990 S Broadway Ste 230 Denver CO 80209
Brit Vigil, ODA
Filed: K:\\$DA\2170-06rev2



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No community comments were received. The First Review Neighborhood Meeting requirement has been waived.
- 1B. One comment has been received from Xcel Energy during this review. Please see the attached comments at the end of this letter.

2. Completeness and Clarity

Site Plan Comments

Sheet 1

- 2A. Repeat comment: Remove City Council from the COA approvals as that approval is not required with this application.
- 2B. Remove PC as that is not required with this application. The application is a minor site plan and can be reviewed and approved administratively.
- 2C. Stafford Logistics Center continues south and west. Show the full extents on the vicinity map.
- 2D. Provide percentages for the coverage areas over the whole site.

3. Zoning Comments

Site Plan Comments

Sheet 2

- 3A. Repeat comment: Label adjacent zoning, typical for all adjacent properties.

4. Street and Pedestrian Issues

- 4A. Street and Pedestrian comments have been resolved.

5. Urban Design Issues

Site Plan Comments

Sheet 14

- 5A. Continuous plant material and/or fencing should be provided as a buffer along this property line. See PROS and landscape comments for details.

6. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Site Plan Comments

Sheet 13

- 6A. A deferral is not being granted.
- 6B. Buffer trees are being required with this submission.
- 6C. What happened to the buffer? It should extend up here.

7. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 7A. Addressing comments have been addressed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

Site Plan Comments

Sheet 1

- 8A. Correct the typo in note 3.



- 8B. Replace with:
The "Accessible Exterior Routes" shall comply with U.B.C. Chapter 11, Appendix 11, and C.A.B.O./A.N.S.I. 117.1.
- 8C. Change to: by private landscape irrigation lines or systems and/or private utilities.
- 8D. Add:
The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.
- 8E. Needs to match master plan and plat areas.

Sheet 2

- 8F. Should match master plan amendment typical section for E Colfax Ave. Should match agreed upon interim typical section with CDOT (with drainage swales similar to the frontage to the east) to address drainage concerns. (all sheets).
- 8G. Please provide interim typical section for E Colfax Ave.
- 8H. Label Colfax classification (all sheets).
- 8I. Repeat comment, please add the following note:

"Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 8J. Needs to have 2, 26' accesses to lot 2 - this could be one (all sheets).
- 8K. If this is the second access, it needs to extend to lot 2 at 26' wide.
- 8L. Show two required proposed street lights per the comment response log.
- 8M. Label retaining wall as private (all sheets).
- 8N. Label safety rail (all sheets).
- 8O. Advisory Note: Any retaining walls over 30" require railing. Any CIP walls and any walls over 4' require structural calculations.
- 8P. Provide street lighting for the roadway at the two intersections (pedestrian crossings) along the private north/south roadway. (all sheets).

Sheet 3

- 8Q. Advisory comment: During civil plan review, max. cross slope along the ADA route is 2%.

Sheet 7

- 8R. Minimum 2% slope in disturbed unpaved areas.
- 8S. connect to existing contour.
- 8T. Minimum 2% slope in unpaved areas.
- 8U. This is a 5' sidewalk? Revise callout.

Sheet 12

- 8V. Please include these details on the civil plan submittal. Remove from the site plan submittal.

Sheet 16

- 8W. Add note: "Private street lights will remain privately owned and maintained in perpetuity." per section 2.13.3.
- 8X. Add the north-south private street two intersection pedestrian crossings to this table.

Subdivision Plat Comments

- 8Y. Provide 2 26' access easements to Lot 2 (all)
- 8Z. If this is the first access, it needs to be 26' access to lot 2.
- 8AA. If this is the second access, it needs to extend to lot 2 at 26' wide.



8BB. Needs to match master plan and site plan areas, see multiple redlines.

Tab 8 Land Use Map Comments (Uploaded as Tab 9)

8CC. Match site plan and plat areas.

Tab 9 Open Space, Neighborhood, and Circulation Map Comments

8DD. Match site plan and plat areas.

Tab 13 Public Improvement Plan Comments

8EE. Match site plan and plat areas.

8FF. See comments on the PIP Narrative Amendment and update here as well.

Tab 13 PIP Narrative Comments

8GG. Change 11 to 12.

8HH. Must include all improvements required for planning area 11.

8II. Provide frontage improvements along Colfax Avenue fronting property.

8JJ. Provide street lighting for the roadway at the two intersections (pedestrian crossings) along the private north/south roadway.

9. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

Site Plan Comments

Sheet 3

9A. Callout existing STOP sign.

9B. Callout stall width, typ.

9C. What is the sidewalk for?

Sheet 4

9D. Callout existing STOP sign.

9E. What is the sidewalk for?

Traffic Impact Study Comments

9F. TIS has been approved.

10. Fire / Life Safety (Richard Tenorio / 303-739-7336 / rtenorio@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 3-4

10A. The fire hydrants on the islands within the parking area shall face the fire lane (west). TYP.

Sheet 16

10B. Show the continuation of the fire lane on the Photometric Plan.

11. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Site Plan Comments

Sheet 1

11A. The site plan will not be approved by Aurora Water until the Preliminary Drainage Report is approved.

Sheet 7

11B. Please show access alignment to the bottom of the outlet structure.



12. PROS (Joe Odrzywolski / 303-739-7147 / jodrzywo@auroragov.org / Comments in mauve)

Site Plan Comments

Sheet 14

- 12A. Pull stormwater dissipator and trickle channel out of the 25' special landscape buffer. Drainage structures are not allowed in the buffer.
- 12B. Pull stormwater dissipator and trickle channel out of the 25' special landscape buffer. Drainage structures are not allowed in the buffer.
- 12C. Close gaps in planting to provide a continuous buffer of plant material.
- 12D. A deferral for tree planting in the buffer will not be allowed. Trees should be planted with the other required landscaping for this site plan. If and when future development of the western portion of this site occurs, the buffer landscaping will be in place and will have matured, adding to the visual screening value for the future development.
- 12E. Per MPA Tab 13 (PIP), why is the storm drainage from PA-11 being allowed to outfall along the west property line, adjacent to the Sports Park, when the PIP indicates that the remainder of this site (PA-12) will convey its storm drainage to the regional basin to the south when PA-12 is developed? Is there a reason why this storm drainage cannot be taken to the basin with this plan?

Tab 13 Public Improvement Plan Comments

- 12F. Why is stormwater for PA-12 being conveyed to the regional stormwater basin when the currently proposed development of PA-11 is not?
- 12G. What is happening with PA-11 stormwater? It is being shown as being discharged at the west side of PA-12 directly onto the COA Sports Park.

13. Revenue Aurora Water Taps (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

Generally

- 13A. Storm Drain Development fees due: 18.154 acres x \$1,242.00 = \$22,547.27
- 13B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

14. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan Comments

Sheet 2

- 14A. Plat shows 16' PSCO Easement?
- 14B. Add reception #/Book & Page for ROW.
- 14C. Tract B
Stafford Logistics Center Subdivision Filing No. 1
Rec. No. E0119592.
- 14D. Label existing 10' U.E. & Rec. No.
- 14E. Drainage Easement?

Subdivision Plat Comments

- 14F. Must be within 30 days of plat acceptance date.
- 14G. Provide updated title commitment dated within 30 days of subdivision plat acceptance date.
Provide most recent AES Board Monument Records for all aliquot section monuments shown on this plat (Not found with the other documents for review).
- 14H. Provide length of Set #5 Rebar per AES Board Rule 1.6.M.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

June 1, 2023

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Daniel Osoba

Re: Stafford Logistics Center Trailer Parking – 2nd referral, Case # DA-2170-06

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the requested PSCo document recording information that was added to the plat for **Stafford Logistics Center Trailer Parking** and requests that it is also added to the plan.

PSCo also requests that the existing natural gas distribution and service facilities in the above-named area, as well as both overhead and underground electric distribution facilities along East Colfax Avenue, are shown on the plan.

Public Service Company still requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com