

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



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November 2, 2023

Carissa Shafer
Green Line Service
10500 Havana Ct Unit F
Brighton, CO 80601

Re: Initial Submission Review – Prologis Park 70 EO1 - Sign Adjustment
Application Number: **DA-1396-19**
Case Numbers: **2004-6006-05**

Dear Ms. Shafer:

Thank you for your initial submission, which we started to review on October 12, 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. Please pay the invoice amount of **\$9,369.00 prior to uploading your resubmission.**

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 Planning Commission hearing has been *tentatively* scheduled for Wednesday, January 10, 2024.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner II
City of Aurora Planning Department

cc: Samantha Bluhm - AGI 2820 Crusader Cir Virginia Beach, VA 23453
Rachid Rabbaa, Case Manager
Scott Campbell, Neighborhood Services
Jacob Cox, ODA
Filed: K:\SDA\1396-19rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please pay the invoice amount of **\$9,369.00**, upon submitting your second submittal.
- Please use the approved Site Plan and update your Letter of Introduction. (Item 2)
- Provide a revised landscape plan to address the impacts to the existing landscaping as relates to the installation of the new monument sign. (Item 4)
- Correct the location- Currently shown as encroaching into the existing sidewalk (Item 5)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.
- 1B. Comments were received from outside referral agencies (Xcel Energy). (Please see the attached pdf at the end of this letter).

2. Completeness and Clarity of the Application

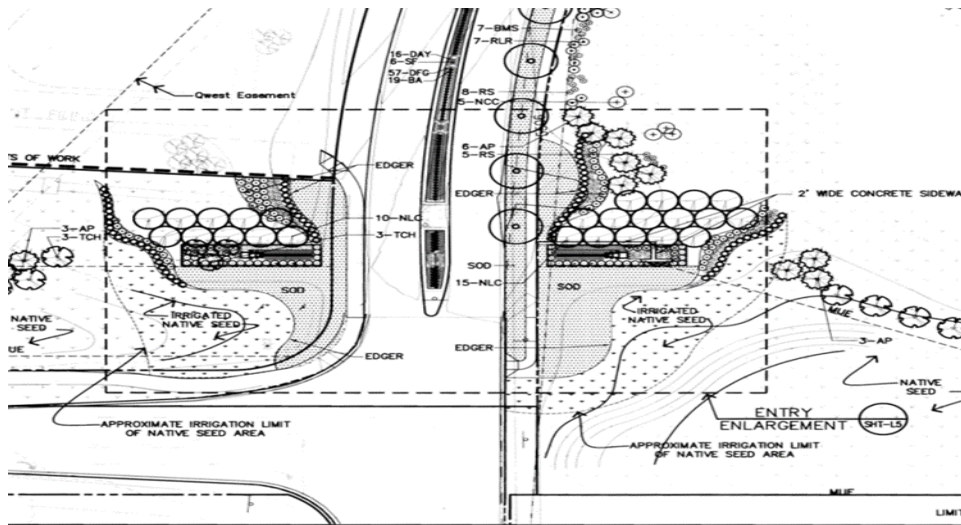
- 2A. Please use the approved Site Plan “Entry & Open Space Park 70 Site Plan” and include your Alia/ ACSM Land Title Survey to the Site Plan after page L6.
- 2B. The maximum height of monument signs shall not exceed 14 feet, and the maximum size of the sign shall not exceed 100 square feet per sign face.
- 2C. Please update your Letter of Introduction and justify the adjustment per the adjustment criteria in section 146-5.4.4.3.D <https://aurora.municipal.codes/UDO/146-5.4.4.D.3>.
- 2D. Please provide an approval letter from the Prologis Architect committee. (Tom Marko)

3. Urban Design Comments

- 3A. In the Site Plan, please include the material of the Monument Sign.
- 3B. Please add the square footage of the overall sign – Show all dimensions of the sign face, and total square footage proposed.

4. Landscaping Issues (Kelly Bish / 954-868-0636 / kbish@auroragov.org / Comments in bright teal)

- 4A. Provide a revised landscape plan to address the impacts to the existing landscaping as relates to the installation of the new monument sign. The current proposal only indicates the replacement of one sign. There was a previous landscape plan approved for two existing monument signs, one on each side of the entry drive. See snippets below.



Is it the applicant's intent to remove the second sign altogether or replace both signs? The previous landscape plan will need to be updated to reflect the new monument(s) along with a detail that describes the materials, color and height. Reference the Entry & Open Space Park 70 CSP with Waivers Plan for the current signage and landscaping. Case Number 2004-6002-00.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

5A. Is this sign in the correct location? Currently shown as encroaching into the existing sidewalk. In the E01 sign details pdf, the proposed sign is depicted in the same location as the existing sign. The proposed sign location will need to be outside of public ROW.

6. Traffic Engineering (Jason Igo / 303-739-7584 / jigo@auroragov.org / Comments in amber)

6A. Approved. No comments.

7. Fire / Life Safety (William Polk/ 303-739-7371 / wpolk@auroragov.org / Comments in blue)

7A. Approved. No comments.

8. Aurora Water (Chong Woo/ 303-739-7249 / cwoo@auroragov.org / Comments in red)

8A. Approved. No comments.



9. Land Development Services (Roger Nelson [720-587-2657](tel:720-587-2657) / ronelson@auroragov.org / Comments in magenta)

9A. Please contact the reviewer directly for comments.

10. Grace Gray / [303-739-7277](tel:303-739-7277) / ggray@auroragov.org Comments in magenta)

10A. Approved. No comments.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

October 26, 2023

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

Attn: Rachid Rabbaa

Re: Prologis Park 70 EO1, Case # DA-1396-19

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the sign adjustment for **Prologis Park 70 EO1**. Please be aware PSCo owns and operates existing natural gas and underground electric distribution facilities in these areas. Note that proper clearances must be maintained including ground cover that should not be modified from original depths. Contact Colorado 811 before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

For any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.

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