



Planning Division  
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Aurora, Colorado 80012  
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[AuroraGov.org](http://AuroraGov.org)

April 4, 2025

Brian Forquer  
Northpoint Development  
3315 N. Oak Trafficway  
Kansas City, MO 64116

**Re: Fifth Submission Review – DA-2170-07 – Stafford Logistics Center Commercial – Master Plan Amendment, Infrastructure Site Plan, and Plat.**  
Application Number: DA-2170-07  
Case Numbers: 2024-3001-00; 2019-7001-04; 2024-6002-00

Dear Brian Forquer:

Thank you for your fifth submission, which we started to review on March 19, 2025. 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. The applications will be administratively approved. Additional instructions and any noticing requirements will be provided prior to the administrative decision. It is anticipated at the conclusion of the next review the Master Plan Amendment and ISP will be ready for Administrative Decision.

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.

Please note, projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7126 or [jfettig@auroragov.org](mailto:jfettig@auroragov.org).

Sincerely,

Jeremiah Fettig, AICP  
Planner II  
City of Aurora Planning Department

Attachments: Xcel Energy Comment Letter



## *Fifth Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Technical comments on PIP, ISP, Plat and Traffic Study

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1A. No public comments have been received.

#### **2. Completeness and Clarity of the Application**

- 2A. Staff inadvertently dropped the cyclone turning template to resubmit and the other reviewers did not see it. It was not caught until the conclusion of the comment review period. Please resubmit the truck turning template with the next submission for review.
- 2B. It is anticipated at the conclusion of the next review the Master Plan Amendment and ISP will be ready for Administrative Decision. Additional noticing details will be provided at that time.

#### **3. Master Plan**

- 3A. No additional comments at this time. Final document preparation and submission guidance and direction will be provided when the application is approved and set to be retired.

#### **4. Plat Comments**

- 4A. No additional comments at this time.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS**

#### **5. Traffic Engineering** (Steven Gomez / 303-739-7336 / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / (Comments in orange))

##### **Public Improvement Plan Comments:**

- 5A. Traffic Impact Study (TIS) has not been approved. Comments on TIS may impact PIP.

##### **TIS Comments:**

- 5B. Page 1:
- Site traffic and Short- and Long-term traffic volumes need to be verified/updated.
  - A complete review of Short- and Long-term traffic conditions was not conducted since addressing Comment 1 directly impacts the traffic condition analyses.
  - See comments throughout the report.
- 5C. Page 11: Revise subtotals.
- 5D. Page 14: New site traffic assignment is not consistent with Table 1 Trip Generation.
- 5E. Page 15: review 2030 forecasts documented in adjacent TISs to determine the most conservative 2030 background traffic volumes.
- 5F. Page 15: Discuss short-term roadway improvements.
- 5G. Page 21: A complete review of this entire section was not conducted since addressing traffic volume comments has a direct impact on traffic conditions.
- 5H. Page 21: Various redlines.
- 5I. Page 22: A complete review of this entire section was not conducted since addressing traffic volume comments has a direct impact on traffic conditions.
- 5J. Page 25: Revise Figure 11 per redlines.
- 5K. Page 26: Verify PCEs were used for NB right turn auxiliary lane requirements, per SHAC.
- 5L. Page 27: Verify PCEs were used for NB right turn auxiliary lane requirements, per SHAC.
- 5M. Page 28: Revise Figure 13 per redlines.
- 5N. Page 29: Revise Table 2 per redlines.
- 5O. Page 30: Add WB right.



- 5P. Page 31: A complete review of this table was not conducted since addressing traffic volume comments has a direct impact on the results.
- 5Q. Page 31: 75' as discussed with COA.
- 5R. Page 31: A complete review of this table was not conducted since addressing traffic volume comments has a direct impact on the results.
- 5S. Page 33: A complete review of this table was not conducted since addressing traffic volume comments has a direct impact on the results.
- 5T. Page 33: Repetitive bullets.
- 5U. Page 61: A complete review of this Appendix was not conducted since addressing traffic volume comments has a direct impact on the results.
- 5V. Page 89: A complete review of this Appendix was not conducted since addressing traffic volume comments has a direct impact on the results.
- 5W. Page 96: Prot only.
- 5X. Page 109: Prot only.
- 5Y. Page 116: A complete review of this Appendix was not conducted since addressing traffic volume comments has a direct impact on the results.
- 5Z. Page 122: Prot only.
- 5AA. Page 141: A complete review of this Appendix was not conducted since addressing traffic volume comments has a direct impact on the results.
- 5BB. Page 147: A complete review of this Appendix was not conducted since addressing traffic volume comments has a direct impact on the results.

**Infrastructure Site Plan Comments:**

- 5CC. Sheet 1: The Traffic Impact Study for the development has not been approved. Addressing the comments may directly affect the ISP
- 5DD. Sheet 2: Additional traffic movements at this access may be restricted pending the results of the TIS.
- 5EE. Sheet 2: Callout ALL auxiliary lane storage lengths and taper rates/lengths.
- 5FF. Sheet 2: Updated entering/exiting truck/fuel truck turning templates need to be provided at ALL access points where the trucks will access the site and at internal intersections
- 5GG. Sheet 2: The access on Picadilly Road may be restricted to right in only pending the results of the TIS.
- 5HH. Sheet 2: The access on E. 13<sup>th</sup> Avenue may be restricted to right in only pending the results of the TIS.
- 5II. Sheet 3: Remove crosswalk bars and add pedestrian crossing signs.
- 5JJ. Sheet 3: Callout all signs.
- 5KK. Sheet 3: Remove crosswalk bars and add pedestrian crossing signs.
- 5LL. Sheet 4: Callout all signs.
- 5MM. Sheet 5: Add lane designation sign for ALL EB lanes.
- 5NN. Sheet 5: Add taper rate, all instances.
- 5OO. Sheet 6: Add taper rates, all instances.
- 5PP. Sheet 7: Sign sizes will need to be added to Civil Plans.
- 5QQ. Sheet 18: verify ALL mature plant heights within ALL sight triangles do not exceed COA 4.04.2.10 requirements. remove/replace as necessary.

**6. Aurora Water/Utilities** (Casey Ballard / [cballard@auroragov.org](mailto:cballard@auroragov.org) Comments in red)

**Infrastructure Site Plan Comments:**

- 6A. Sheet 13: Advisory: The distance between water and sanitary is to be ten feet. This will be further reviewed and resolved during the civil plan review.
- 6B. Sheet 13: Advisory: Valves will need to be at least two feet from concrete. Specifics like this, meter locations, service line sizes, etc. will be verified during the civil plan review

**7. PROS** (Erick Del Angel / 303-739-7131 / [edelange@auroragov.org](mailto:edelange@auroragov.org) / Comments in mauve)

- 7A. PROS has reviewed and has no additional comments at this time.



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

**Subdivision Plat Comments:**

- 8A. Sheet 1: (Advisory Comment): Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2025 Subdivision Plat Checklist Item 19.b.
- 8B. Sheet 1: (Advisory Comment): Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 8C. Sheet 1: (Advisory Comment: Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- 8D. Sheet 2: If Tracts A & B are to be private access add note to subsequent sheets indicating that purpose.
- 8E. Sheet3: Rename Lot 33 to Lot 6.

**Infrastructure Site Plan:**

- 8F. Sheet 2: Label easements to match the plat and match easement names with the plat.
- 8G. Sheet 2: Revise the acreage to match the plat.
- 8H. Sheet 3: Label the curve data to match the plat.
- 8I. Sheet 3: Revise the acreage to match the plat.
- 8J. Sheet 3: Label easements to match the plat and match easement names with the plat.
- 8K. Sheet 4: Revise the acreage to match the plat.
- 8L. Sheet 5: Label easements to match the plat and match easement names with the plat.
- 8M. Sheet 5: Revise the acreage to match the plat.

**REFERRAL COMMENTS FROM OTHER AGENCIES**

**9. Xcel Energy (PSCO)**

- 9A. Comment letter attached.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
[donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

March 26, 2025

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

Attn: Jeremiah Fettig

**Re: Stafford Logistics Center Commercial Infrastructure Site Plan and  
Stafford Logistics Center Subdivision Filing No. 6 – 5<sup>th</sup> referral  
Case # DA-2170-07**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk still requests that this note is added to the plat:

*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](mailto:donna.l.george@xcelenergy.com)