



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

AuroraGov.org

September 26, 2024

Grant Polley
Northpoint Development
3315 N. Oak Trafficway
Kansas City, MO 64116

Re: Third 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 Grant Polley:

Thank you for your second submission, which we started to review on September 11, 2024. 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.

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.

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.

Sincerely,

Jeremiah Fettig, AICP
Planner II
City of Aurora Planning Department

cc: Max Newstrom, Ware Malcomb
Justin Andrews, ODA
Filed: K:\\$DA\2170-07rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical comments on ISP and Plat
- Open space requirements
- Comments on the master traffic study

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No public comment has been received.

2. Completeness and Clarity of the Application

- 2A. The invoice has been paid. No fees are due.
2B. Cloud all revisions being made within each TAB. Update the cover sheet denoting the second amendment.

3. Master Plan

- 3A. Consider revising the abandonment of the existing/old Picadilly Road.

4. Infrastructure Site Plan Comments

- 4A. Sheet #1: Remove the recorder's certificate. It is no longer used.

5. Public Improvement Plan Comments

- 5A. Staff encourages the applicant to revise language regarding the existing/old Picadilly Road. Removal of language regarding abandonment is recommended. The need for existing/old Picadilly Road should be evaluated with future development. The transition of the roadway to a local street would improve connectivity and frontage requirements depending on land use.

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

- 6A. Landscaping has reviewed and has no additional comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

7. Traffic Engineering (Steven Gomez / 303-739-7336 / sgomez@auroragov.org / (Comments in orange)

Public Improvement Plan Comments:

- 7A. Additional comments on the PIP may be required based on addressing TIS comments.
7B. Page #5: Add percentages.
7C. Page #13: Previous comment not addressed 50%.
7D. Page #15: RIRO access shown in TIS.

TIS Comments:

- 7E. Page #1:
- Provide intersection LOS/delay tables for existing and all horizon years for all traffic conditions. For signalized intersections provide LOS/delay for the overall intersection and each traffic movement
 - Per pre-app notes a site buildout year and/or before the Picadilly/I-70 interchange being opened to traffic analysis is required.
 - Verify queues at multiple intersections can be accommodated and will not require the adjacent intersections to have restricted movements.
- 7F. Page #4: Site buildout year and/or before the Picadilly/I-70 interchange is opened and interim Picadilly Road cross-section traffic analysis is required.



- 7G. Page #11: No comment response for previous comments:
- Internal capture seems high, verify.
 - Verify that pass-by was determined after internal capture reduction.
- 7H. Page #14: Show and evaluate access on Colfax Ave associated with these site traffic volumes.
- 7I. Page #14: Align accesses, consistent with the Site Plan, typ for all graphics. Adjust intersection numbering.
- 7J. Page #14: Verify traffic assignment with trip generation/distribution.
- 7K. Page #15: Add short-term background traffic volumes.
- 7L. Page #17: Add STOP sign.
- 7M. Page #20: Add STOP sign.
- 7N. Page #20: Verify that NB left, and SB left turn lanes, including tapers can be accommodated based on reported queues. Intersection 2 may need to be restricted to RIRO only.
- 7O. Page #23: Verify that NB left, and SB left turn lanes, including tapers can be accommodated. Intersection 2 may need to be restricted to RIRO only.
- 7P. Page #23: Add intersection 3.
- 7Q. Page #50: Percentages high, verify.

8. Civil Engineering (Christopher Eravelly / 303-739- 7457 / ceravelly@auroragov.org)

Infrastructure Site Plan Comments:

- 8A. Engineering has reviewed the submittal and has no additional comments at this time

9. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

Infrastructure Site Plan Comments:

- 9A. Please provide a Cyclone Turn Template for the Fire Apparatus.

10. Aurora Water/Utilities (Samantha Bayliff / sbayliff@auroragov.org)

- 10A. Aurora Water has reviewed the submittal and has no additional comments at this time. Future revisions/changes may necessitate comments.

11. PROS (Erick Del Angel / 303-739-7131 / edelange@auroragov.org / Comments in mauve)

Public Improvement Plan Comments:

- 11A. Tab 9 identifies PA-9 as a potential MF site. Remove it there or update this description with a note at the beginning mentioning that it is a potential MF site, similar to what is written for PA-13.

Tab 8 – Land Use Matrix Comments:

- 11B. Tab 9 calls out this area as a potential MF site. If this is the case, then include PA-9 in this text at the top stating that PA-9 parkland will be required on-site as well.
- 11C. Merge cells and insert the following text: Density will be limited to the ability of the planning area to meet PROS Parkland Dedication and Open Space Requirements on-site. Comment added to Tab 8 to include Form J as well.
- 11D. Insert "Construction of parkland and open space assets to be completed by the time CO is issued for MF component."
- 11E. Merge this cell with the two cells to the right and insert the following text: Density will be limited to the ability of the planning area to meet PROS Parkland Dedication and Open Space Requirements on-site.
- 11F. Merge this cell with the two cells to the right and insert the following text: Density will be limited to the ability of the planning area to meet PROS Parkland Dedication and Open Space Requirements on-site.

Tab 9 – Open Space Comments:

- 11G. Remove this as a potential MF site or update PIP with a note at the beginning of the PA-9 description mentioning that it is a potential MF site, like what is written for PA-13. Also, include mention of PA-9 in the text at the top of this sheet.



11H. Form J should be included at this point as a residential component has been added to the development.

There are two options to reconcile this:

- Add a Form J to this document filling out all fields that may already be known and putting "TBD" on the rest. If this option is chosen, column A should include PA-13 for trail corridor, parkland, and open space, PA-10 for trail corridor and open space, PA-9 for parkland and open space, PA-3 for trail corridor, and PA-2 for trail corridor.
- Don't add Form J, but include a note on this sheet stating the following: "MF density will be limited to the ability of PA-13 and PA-9 to meet PROS Parkland Dedication and Open Space Requirements on their respective sites. In addition, it should be noted that the 70' Regional Trail Corridor along Colfax will be credited towards meeting some of the PROS requirements depending on the proposed multifamily density at the site planning stage."

12. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Plat Comments:

- 12A. Sheet #1: 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.)
- 12B. Sheet #1: Send in the Statement of Authority to confirm the owner's signature block.
- 12C. Sheet #3: Add easements for hydrants – all instances. These items have no connection to the WE & DE inside the Tracts and need the connections.
- 12D. Sheet #3: Add the Bar Scale on the details (Typ.)
- 12E. Sheet #4: Detail C is showing two different types of easements. If there are two types of easements, then a line of delineation will be needed at the change of the easements.
- 12F. Sheet #4: Connect the easement lines - extend the easement here.
- 12G. Sheet #4: Detail D: connect the Drainage easement to the other Drainage easement in the Tract.

Site Plan:

- 12H. Sheet #3: Please see if the hammerhead turnaround needs to be in an easement. Confirm with Fire/Life Safety.
- 12I. Sheet #3: Fix the text duplications and area differences (Lot 3).
- 12J. Sheet #3: Revise text overlap.
- 12K. Sheet #9: Check the R.O.W. line on Colfax.
- 12L. Sheet #10: Confirm with Aurora Water Dept. if these facilities need to be covered by an easement.
- 12M. Sheet #10: Add hydrant easements – all instances.
- 12N. Sheet #11: Add hydrant easements – all instances.
- 12O. Sheet #12: Add hydrant easement.
- 12P. Sheet #13: Address all easement comments.
- 12Q. Sheet #14: Address all easement comments.
- 12R. Sheet #15: Add hydrant easements – all instances.
- 12S. Sheet #15: Revise sheet number. Two #14 sheets.
- 12T. Sheet #16: Add hydrant easement.

13. Land Development Services Easements (Grace Gray / ggray@auroragov.org)

- 13A. All new easements are to be dedicated by plat. Encroachments into easements require a license agreement.

14. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

- 14A. At the time of this letter, no comments have been received from Public Art. Once I receive these, I will forward them to you.



REFERRAL COMMENTS FROM OTHER AGENCIES

15. Xcel Energy (PSCO)

15A. Comment letter attached.



Right of Way & Permits

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

September 20, 2024

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

Attn: Jeremiah Fettig

**Re: Stafford Logistics Center Commercial Infrastructure Site Plan and Stafford
Logistics Center Subdivision Filing No. 6 – 3rd referral, Case # DA-2170-07**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk requests a comment response to the comments below.

PSCo 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.

The property owner/developer/contractor is reminded to complete the application process for any new natural gas or electric service, or modification to any of the existing facilities (underground electric distribution facilities and a transformer in the north corner of the intersection of Picadilly Road and East 13th Avenue (please show on the plan); and, intermediate pressure natural gas distribution and overhead electric distribution facilities along the north property line) via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
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