



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

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July 6, 2021

Bret Gross  
NP Stafford I LLC  
4825 NW 41<sup>st</sup> St Suite 500  
Riverside, MO 64150

**Re: Initial Submission Review – Stafford Logistics Center – Framework Development Plan Amendment**  
**Case Numbers: 2019-7001-02**

Mr. Gross:

Thank you for your initial submission. We have reviewed it and attached our comments along with this cover letter. Since several important issues still remain, you will need to make another submission. Please review this letter and the redline comments on the Public Improvement Plan, revise your previous work, and send us a new submission.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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

If you have any comments or concerns, please give me a call. I may be reached at 303-739-7112.

Sincerely,

Todd Hager, Planner II  
City of Aurora Planning Department

cc: Jesse Carano, Ware Malcomb  
Brit Vigil, ODA  
Scott Campbell, Neighborhood Liaison  
Filed: K:\\$MA\2019-7001-02 Stafford Logistics Center FDP Amendment\rev1



## *Initial Submission Review*

### **1. Planning & Development Services** (Todd Hager / 303-739-7112 / [thager@auroragov.org](mailto:thager@auroragov.org))

1A. The Master Drainage Plan and Report will be reviewed separately by a Civil Engineering Reviewer in Public Works, while the amended PIP sheets will be reviewed by internal city departments. The Master Drainage Plan and Report was submitted to Shanika Harpool on 6/24/21.

1B. Public Improvement Plans typically illustrate each planning area in a Master Plan and the infrastructure needed to serve that planning area. Utilizing notes and exhibits, the PIP must ensure that if each planning area were to develop independently all necessary public improvements would be provided. Please review comments from Public Works concerning the proposed phasing of improvements.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **2. Public Works/Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

PIP

2A. There is no clouding or other indication of a second revision to the PIP. Please clarify what is being modified.

Master Drainage Report

2B. Please contact the Civil Plan Submittal staff at 303-739-7335 to create a civil DR folder for the master drainage report amendment. The master drainage report amendment will not be reviewed in the minor amendment folder This was submitted on 6/24/21.

### **3. Traffic Engineering** (Briana Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

PIP

Sheet 15

3A. Two notes do not agree on sheet 15.

3B. Add "Colfax Ave" to note 6.

3C. Isn't the transit hub was Colfax and Picadilly (not "realigned Colfax, which is now 13<sup>th</sup>) on note 6.

### **4. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

4A. This PA is only showing one POC for the waterline. Please revise to a looped connection with existing infrastructure. Multiple Sheets.