



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7217

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September 25, 2023

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

**Re: 1st Technical Submission Review – Stafford Logistics Center Trailer Parking
Master Plan Amendment, 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 first technical submission, which we started to process on August 23, 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.

All issues have been resolved. PROS comments (if applicable) were not received prior to this letter being sent. If there are comments, they will be sent on October 6, 2023, with instructions to proceed with mylars or resubmit the application.

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\2170-06tech1



1st Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Zoning Comments

Site Plan Comments

Sheet 2

1A. Remove and/or flatten all AutoCAD SHX Text items that are listed in the comments on the PDF. When exporting from CAD, please ensure that these comments are turned off or flattened once turned into a PDF.

Response: PDF has been flattened to remove all SHX Text per comment.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

2A. Civil Engineering comments have been addressed.

3. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in purple)

3A. PROS comments were not received during this review. Please reach out to your reviewer directly for comments as needed.

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

4A. Aurora Water comments have been addressed.

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

Site Plan Comments

Sheet 5

5A. Does this line indicate the 25' special landscape buffer? If so, please label it.

Response: Updated to read "25' Special Landscape Buffer" per comment.

Sheet 14

5B. Trees within the westerly 10' of the 25' special landscape buffer should be moved out of the 10' utility easement. Refer to the easement holder's requirements for allowable planting within the easement.

Response: Trees have been removed from 10' utility easement per comment.

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

Generally

6A. Advisory Comment: Storm Drain Development fees due: 18.154 acres x \$1,242.00 = \$22,547.27

Response: Acknowledged.

6B. 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 on the total landscaped area.

Response: No commercial meter is proposed with this site.

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

Site Plan Comments

Sheet 3-4

7A. Any off-site easements need to be dedicated by a separate document.

Response: Acknowledged.

Subdivision Plat Comments

7B. (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.)

Response: Title commitment dated within 30 days to be provided with this site plan submittal per comment.

7C. See the Advisory Comment on this page.

Response: Acknowledged.

7D. Any off-site easements need to be dedicated by a separate document.

Response: Acknowledged.