

Planning Division  
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February 7, 2024

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

**Re: 3<sup>rd</sup> 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 Taylor:

Thank you for your third technical submission, which we started to process on January 30, 2024. We have reviewed your plans and attached our comments along with this cover letter. The following sections contain more specific comments, including those received from other city departments and community members.

Although there are several comments remaining, you can either choose to resubmit another technical review or work directly with the departments with the remaining comments offline. Please note that the site plan and plat cannot be recorded until all comments have been satisfactorily addressed.

Note that all our comments are numbered. When you resubmit, include a response 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 [stimms@auroragov.org](mailto:stimms@auroragov.org).

Sincerely,

Steve Timms, AICP  
Planning Supervisor  
City of Aurora Planning Department

cc: Jesse Carano - Ware Malcomb 990 S Broadway Ste 230 Denver CO 80209  
Brit Vigil, ODA  
Filed: K:\\$DA\2170-06tech3



## 3<sup>rd</sup> Technical Submission Review

### PLANNING DEPARTMENT COMMENTS

#### 1. Zoning Comments

##### *Site Plan Comments*

- 1A. Multiple Sheets: 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. It appears most of these have been completed. Please confirm that all have been changed.
- 1B. Sheet 1: Under the data block, the lot sizes do not line up with the updated lot sizes found in the plat. Please update.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 2A. No additional comments on this updated site plan.

#### 3. PROS (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in purple)

- 3A. No additional comments on this updated site plan.

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

- 4A. No additional comments on this updated site plan.

#### 5. Landscape (Kelly Bish / [kbish@auroragov.org](mailto:kbish@auroragov.org) /

- 5A. No additional comments on this updated site plan.

#### 6. Revenue Aurora Water Taps (Jason Fowler / [jfowler@auroragov.org](mailto:jfowler@auroragov.org))

- 6A. Advisory Comment: Storm Drain Development fees due: 18.154 acres x \$1,242.00 = \$22,547.27. **Please note this fee is due prior to plat recording.**
- 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.

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

##### *Site Plan Comments*

- 7A. See the Advisory Comments on the plat. NOTE: I have asked Maurice for clarification on these comments.
- 7B. Minor comments on the Site Plan. NOTE: I have asked Maurice for clarification on these comments.
- 7C. The easement by separate documents will need to be tied to the Civil Drawing approval.
- 7D. The description distances don't seem to match the graphic page information.
- 7E. A couple of the notes need to be revised to match the Plat Checklist. Let us know if you need a copy of the Plat Checklist.
- 7F. Any off-site easements need to be dedicated by a separate document.
- 7G. (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.)

#### 8. Easements (Grace Gray/ [ggray@auroragov.org](mailto:ggray@auroragov.org) )

- 8A. Easement dedications have not been submitted.