

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



Worth Discovering • [auroragov.org](http://auroragov.org)

June 22, 2023

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

**Re: Second Submission Review** – Stafford Logistics Center Trailer Parking Master Plan Admt, 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 second submission, which we started to process on May 18, 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before July 6, 2023.

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.

Your estimated *Administrative Decision* date is set for August 9, 2023. Please remember that all abutter notices for decisions must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7121 or [thager@auroragov.org](mailto:thager@auroragov.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\2170-06rev2



Please find our response to comments below in RED. Note detailed responses to all comments provided on plan responses as well.

## *Second Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. No community comments were received. The First Review Neighborhood Meeting requirement has been waived.
- 1B. One comment has been received from Xcel Energy during this review. Please see the attached comments at the end of this letter.

#### **2. Completeness and Clarity**

##### *Site Plan Comments*

##### *Sheet 1*

- 2A. Repeat comment: Remove City Council from the COA approvals as that approval is not required with this application.  
**Response: This portion of the approval block has been removed per comment.**
- 2B. Remove PC as that is not required with this application. The application is a minor site plan and can be reviewed and approved administratively.  
**Response: This portion of the approval block has been removed per comment.**
- 2C. Stafford Logistics Center continues south and west. Show the full extents on the vicinity map.  
**Response: Hatch on the map has been updated per comment.**
- 2D. Provide percentages for the coverage areas over the whole site.  
**Response: Percentages have been added to the table per comment.**

#### **3. Zoning Comments**

##### *Site Plan Comments*

##### *Sheet 2*

- 3A. Repeat comment: Label adjacent zoning, typical for all adjacent properties.  
**Response: Adjacent properties zoning has been labeled per comment.**

#### **4. Street and Pedestrian Issues**

- 4A. Street and Pedestrian comments have been resolved.  
**Response: Acknowledged.**

#### **5. Urban Design Issues**

##### *Site Plan Comments*

##### *Sheet 14*

- 5A. Continuous plant material and/or fencing should be provided as a buffer along this property line. See PROS and landscape comments for details.  
**Response: UNDERSTOOD.**

#### **6. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

##### *Site Plan Comments*

##### *Sheet 13*



6A. A deferral is not being granted.

**Response: Understood.**

6B. Buffer trees are being required with this submission.

**Response: provided.**

6C. What happened to the buffer? It should extend up here.

**Response: It has been added.**

**7. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

7A. Addressing comments have been addressed.

**Response: Acknowledged**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

*Site Plan Comments*

*Sheet 1*

8A. Correct the typo in note 3.

**Response: Corrected per comment.**

8B. Replace with:

The "Accessible Exterior Routes" shall comply with U.B.C. Chapter 11, Appendix 11, and C.A.B.O./A.N.S.I. 117.1.

**Response: Corrected per comment.**

8C. Change to: by private landscape irrigation lines or systems and/or private utilities.

**Response: Corrected per comment.**

8D. Add:

The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.

**Response: Added to note per comment.**

8E. Needs to match master plan and plat areas.

**Response: Corrected per comment.**

*Sheet 2*

8F. Should match master plan amendment typical section for E Colfax Ave. Should match agreed upon interim typical section with CDOT (with drainage swales similar to the frontage to the east) to address drainage concerns. (all sheets).

**Response: This plan does have a swale and matching walks and is designed to match other frontage areas per comment.**

8G. Please provide interim typical section for E Colfax Ave.

**Response: This is to final condition. The asphalt portion of improvements were built as a part of filing no 1.**

8H. Label Colfax classification (all sheets).

**Response: Colfax called out as 6 lane arterial per comment.**

8I. Repeat comment, please add the following note:

"Proposed street light locations are conceptual. Final locations will be determined with photometric analysis



submitted with the street lighting plans in the civil plan submittal."

**Response: Note added per comment.**

8J. Needs to have 2, 26' accesses to lot 2 - this could be one (all sheets).

**Response: I believe the intent of the access easement before was misunderstand. It was for access to the pond. Future fire / emergency access and pond access have been combined as one in a new 26' easement. This access has an access has an access easement that goes to property line. Curb cut to be provided with future development.**

8K. If this is the second access, it needs to extend to lot 2 at 26' wide.

**Response: Access and fire lane easements called out at this location per comment.**

8L. Show two required proposed street lights per the comment response log.

**Response: Only one light required per lighting design.**

8M. Label retaining wall as private (all sheets).

**Response: Retaining wall called out as private per comment.**

8N. Label safety rail (all sheets).

**Response: Labeled per comment.**

8O. Advisory Note: Any retaining walls over 30" require railing. Any CIP walls and any walls over 4' require structural calculations.

**Response: Acknowledged.**

8P. Provide street lighting for the roadway at the two intersections (pedestrian crossings) along the private north/south roadway. (all sheets).

**Response: Street light has been added to this location per comment.**

#### Sheet 3

8Q. Advisory comment: During civil plan review, max. cross slope along the ADA route is 2%.

**Response: Acknowledged.**

#### Sheet 7

8R. Minimum 2% slope in disturbed unpaved areas.

**Response: This area is to remain undisturbed and will not be graded with this project.**

8S. connect to existing contour.

**Response: Grading updated per comment.**

8T. Minimum 2% slope in unpaved areas.

**Response: Grading updated per comment.**

8U. This is a 5' sidewalk? Revise callout.

**Response: Label has been updated per comment.**

#### Sheet 12

8V. Please include these details on the civil plan submittal. Remove from the site plan submittal.

**Response: Removed per comment.**

#### Sheet 16

8W. Add note: "Private street lights will remain privately owned and maintained in perpetuity." per section 2.13.3.

**Response: language added.**

8X. Add the north-south private street two intersection pedestrian crossings to this table.

**Response: added.**

#### Subdivision Plat Comments

8Y. Provide 2 26' access easements to Lot 2 (all)

**Response: only one needs to be provided as there is a ex public access and fire lane to property line of lot**



2.

8Z. If this is the first access, it needs to be 26' access to lot 2.

Response: see above comment.

8AA. If this is the second access, it needs to extend to lot 2 at 26' wide.

Response: see above comment.

8BB. Needs to match master plan and site plan areas, see multiple redlines.

Response: The only area that was off was on the site plan. It has been corrected.

*Tab 8 Land Use Map Comments (Uploaded as Tab 9)*

8CC. Match site plan and plat areas.

Response: Updated per comment.

*Tab 9 Open Space, Neighborhood, and Circulation Map Comments*

8DD. Match site plan and plat areas.

Response: Updated per comment.

*Tab 13 Public Improvement Plan Comments*

8EE. Match site plan and plat areas.

Response: The only area that was off was on the site plan. It has been corrected.

8FF. See comments on the PIP Narrative Amendment and update here as well.

Response: PIP narrative comments corrected.

*Tab 13 PIP Narrative Comments*

8GG. Change 11 to 12.

Response: Updated per comment.

8HH. Must include all improvements required for planning area 11.

Response: Updated per comment.

8II. Provide frontage improvements along Colfax Avenue fronting property.

Response: Updated per comment.

8JJ. Provide street lighting for the roadway at the two intersections (pedestrian crossings) along the private north/south roadway.

Response: Updated per comment.

**9. Traffic Engineering** (Steve Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

*Site Plan Comments*

*Sheet 3*

9A. Callout existing STOP sign.

Response: Existing stop sign has been called out per comment.

9B. Callout stall width, typ.

Response: Stall widths has been labeled per comment.

9C. What is the sidewalk for?

Response: This walk was requested to be included with no ramp in previous review.



*Sheet 4*

9D. Callout existing STOP sign.

**Response: Existing stop sign has been called out per comment.**

9E. What is the sidewalk for?

**Response: This walk was requested to be included with no ramp in previous review.**

*Traffic Impact Study Comments*

9F. TIS has been approved.

**Response: Acknowledged.**

**10. Fire / Life Safety** (Richard Tenorio / 303-739-7336 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

*Site Plan Comments*

*Sheet 3-4*

10A. The fire hydrants on the islands within the parking area shall face the fire lane (west). TYP.

**Response: Hydrants rotated per comment.**

*Sheet 16*

10B. Show the continuation of the fire lane on the Photometric Plan.

**Response: Updated per comment.**

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

*Site Plan Comments*

*Sheet 1*

11A. The site plan will not be approved by Aurora Water until the Preliminary Drainage Report is approved.

**Response: Acknowledged.**

*Sheet 7*

11B. Please show access alignment to the bottom of the outlet structure.

**Response: Variance on this requested because pond is very shallow at 2.5'.**

**12. PROS** (Joe Odrzywolski / 303-739-7147 / [jodrzywo@auroragov.org](mailto:jodrzywo@auroragov.org) / Comments in mauve)

*Site Plan Comments*

*Sheet 14*

12A. Pull stormwater dissipator and trickle channel out of the 25' special landscape buffer. Drainage structures are not allowed in the buffer.

**Response: Updated per comment.**

12B. Pull stormwater dissipator and trickle channel out of the 25' special landscape buffer. Drainage structures are not allowed in the buffer.

**Response: Updated per comment.**

12C. Close gaps in planting to provide a continuous buffer of plant material.

**Response: Updated per comment.**

12D. A deferral for tree planting in the buffer will not be allowed. Trees should be planted with the other required landscaping for this site plan. If and when future development of the western portion of this site occurs, the buffer landscaping will be in place and will have matured, adding to the visual screening value for the future development.

**Response: Updated per comment.**

12E. Per MPA Tab 13 (PIP), why is the storm drainage from PA-11 being allowed to outfall along the west property line, adjacent to the Sports Park, when the PIP indicates that the remainder of this site (PA-12) will



convey it's storm drainage to the regional basin to the south when PA-12 is developed? Is there a reason why this storm drainage cannot be taken to the basin with this plan?

**Response: Updated per comment.**

*Tab 13 Public Improvement Plan Comments*

12F. Why is stormwater for PA-12 being conveyed to the regional stormwater basin when the currently proposed development of PA-11 is not?

**Response: This was written in error. Correct language added**

12G. What is happening with PA-11 stormwater? It is being shown as being discharged at the west side of PA-12 directly onto the COA Sports Park.

**13. Revenue Aurora Water Taps** (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

*Generally*

13A. Storm Drain Development fees due: 18.154 acres x \$1,242.00 = \$22,547.27

13B. 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 upon the total landscaped area.

**Response: Understood.**

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

*Site Plan Comments*

*Sheet 2*

14A. Plat shows 16' PSCO Easement?

**Response: Existing easement has been added to plans and called out per comment.**

14B. Add reception #/Book & Page for ROW.

**Response: Book and page numbers have been added for the elements of Colfax Ave per comment.**

14C. Tract B

Stafford Logistics Center Subdivision Filing No. 1  
Rec. No. E0119592.

**Response: Tract B has been labeled per comment.**

14D. Label existing 10' U.E. & Rec. No.

**Response: Called out per comment.**

14E. Drainage Easement?

**Response: Drainage easement has been called out with dimensions and the proposed detention label has been updated to read "proposed full spectrum detention" pond per comment.**

*Subdivision Plat Comments*

14F. Must be within 30 days of plat acceptance date.

**Response: Understood.**

14G. Provide updated title commitment dated within 30 days of subdivision plat acceptance date.

Provide most recent AES Board Monument Records for all aliquot section monuments shown on this plat (Not found with the other documents for review).

**Response: These should be in the folder but will be uploaded again.**

14H. Provide length of Set #5 Rebar per AES Board Rule 1.6.M.





**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)

June 1, 2023

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

Attn: Daniel Osoba

**Re: Stafford Logistics Center Trailer Parking – 2<sup>nd</sup> referral, Case # DA-2170-06**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the requested PSCo document recording information that was added to the plat for **Stafford Logistics Center Trailer Parking** and requests that it is also added to the plan.

PSCo also requests that the existing natural gas distribution and service facilities in the above-named area, as well as both overhead and underground electric distribution facilities along East Colfax Avenue, are shown on the plan.

Public Service Company still requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*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)