

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



July 18, 2023

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

Re: Third 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 third submission, which we started to process on June 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission after your *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.

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@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\2170-06rev3



Third Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

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

2. Zoning Comments

Site Plan Comments

Sheet 2

- 2A. This note is inaccurate. The sports park is zoned POS Parks and Open Space District. Please correct the note and label the zoning.

Response- Note has been updated and plan labels added per comment.

3. Urban Design Comments

- 3A. Urban Design comments have been resolved.

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

- 4A. Landscaping comments have been addressed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan Comments

Sheet 13

- 5A. Repeat Comment:

Replace "per section 2.13.2." with "perpetuity."

Response- Note has been updated per comment.

- 5B. Please include all missing criteria required on site plans for lighting per section 2.12.0.1.

Response- This is out of scope for this project. This package is intended to be used for private / on-site lighting only. A separate photometric package can be completed for the city of Aurora public street lights.

6. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

- 6A. Traffic Engineering comments have been addressed.

7. Fire / Life Safety (Richard Tenorio / 303-739-7336 / rtenorio@auroragov.org / Comments in blue)

- 7A. Fire / Life Safety comments have been addressed.

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

Site Plan Comments

Sheet 1

- 8A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved. At this time, the drainage report is in for signature set and under review of the drainage engineer.

Response- Acknowledged.



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

Site Plan Comments

Sheet 5

9A. Does this line indicate the 25' special landscape buffer? If so, please label it.

Response- This label has been labeled per comment.

Sheet 14

9B. 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- All trees have been removed from the utility easement per comment.

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

Generally

10A. Advisory Comment: Storm Drain Development fees due: 18.154 acres x \$1,242.00 = \$22,547.27

Response- Acknowledged.

10B. 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- Acknowledged.

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

Site Plan Comments

Sheet 3-4

11A. Any off-site easements need to be dedicated by a separate document.

Response- Note has been added stating offsite easements are to be dedicated by separate document per comment.

Subdivision Plat Comments

11B. (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- New title has been ordered, attempting to record and have approval with the same plat.

11C. See the Advisory Comment on this page.

Response- Note has been updated and plan labels added to offsite easements per comment.

11D. Any off-site easements need to be dedicated by a separate document.

Response- Note has been updated and plan labels added to offsite easements per comment.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

July 10, 2023

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

Attn: Daniel Osoba

Re: Stafford Logistics Center Trailer Parking – 3rd referral, Case # DA-2170-06

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk requests that the existing natural gas distribution and service facilities are shown on the site plan for **Stafford Logistics Center Trailer Parking**.

Public Service Company still requests that the following language or plat note is placed on 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.

Comment response requested.

This note has not been added to the plat but utility easements will be provided as required.

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