

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



November 2, 2023

Carissa Shafer  
Green Line Service  
10500 Havana Ct Unit F  
Brighton, CO 80601

**Re: Initial Submission Review – Prologis Park 70 EO2 - Sign Adjustment**  
Application Number: **DA-1396-20**  
Case Numbers: **2006-6044-02**

Dear Ms. Shafer:

Thank you for your initial submission, which we started to review on October 12, 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. Please pay the invoice amount of **\$9,369.00 prior to uploading your resubmission.**

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 Planning Commission hearing has been *tentatively* scheduled for Wednesday, January 10, 2024.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org).

Sincerely,

Rachid Rabbaa, Planner II  
City of Aurora Planning Department

cc: Samantha Bluhm - AGI 2820 Crusader Cir Virginia Beach, VA 23453  
Rachid Rabbaa, Case Manager  
Scott Campbell, Neighborhood Services  
Jacob Cox, ODA  
Filed: K:\\$DA\1396-20rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Please pay the invoice amount of **\$9,369.00**. upon submitting your second submittal.
- Please use the approved Site Plan and update your Letter of Introduction. (Item 2)
- Provide a revised landscape plan to address the impacts to the existing landscaping as relates to the installation of the new monument sign. (Item 4)
- Please ensure the leader is pointing to the correct location. (Item 5)

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.
- 1B. Comments were received from outside referral agencies (Xcel Energy). (Please see the attached pdf at the end of this letter).

#### **2. Completeness and Clarity of the Application**

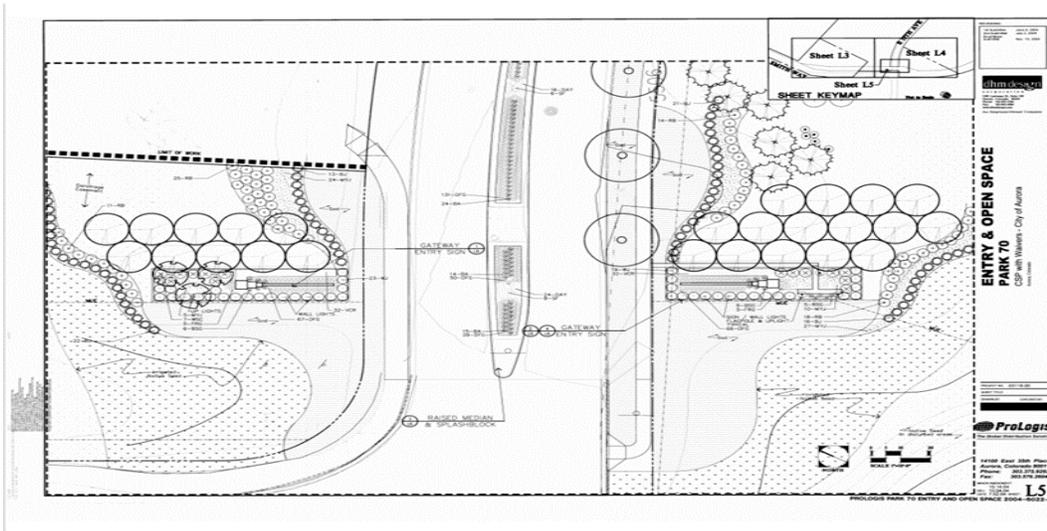
- 2A. Please use the approved Site Plan “Entry & Open Space Park 70 Site Plan” and include your Alia/ ACSM Land Title Survey to the Site Plan after page L6.
- 2B. The maximum height of monument signs shall not exceed 14 feet, and the maximum size of the sign shall not exceed 100 square feet per sign face.
- 2C. Please update your Letter of Introduction and justify the adjustment per the adjustment criteria in section 146-5.4.4.3.D <https://aurora.municipal.codes/UDO/146-5.4.4.D.3>
- 2D. Please provide an approval letter from the Prologis Architectural Control Committee (Tom Marko).

#### **3. Urban Design Comments**

- 3A. In the Site Plan, please include the material of the Monument Sign.
- 3B. Please add the square footage of the overall sign – Show all dimensions of the sign face, and total square footage proposed.

#### **4. Landscaping Issues (Kelly Bish / 954-868-0636 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

- 4A. Provide a revised landscape plan to address the impacts to the existing landscaping as relates to the installation of the new monument sign. The current proposal only indicates the replacement of one sign. There was a previous landscape plan approved for two existing monument signs, one on each side of the entry drive. See snippets below.



Is it the applicant's intent to remove the second sign altogether or replace both signs? The previous landscape plan will need to be updated to reflect the new monument(s) along with a detail that describes the materials, color and height. Reference the Entry & Open Space Park 70 CSP with Waivers Plan for the current signage and landscaping. Case Number 2004-6002-00.



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

5A. Please ensure the leader is pointing to the correct location. Advisory comment: The proposed sign location will need to be outside of the public ROW.

**6. Traffic Engineering** (Jason Igo / 303-739-7584 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in amber)

6A. Approved. No comments.

**7. Fire / Life Safety** (William Polk/ 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

7A. Approved. No comments.



**8. Aurora Water (Chong Woo/ 303-739-7249 / [cwoo@auroragov.org](mailto:cwoo@auroragov.org) / Comments in red)**

8A. Approved. No comments.

**9. Land Development Services (Roger Nelson [720-587-2657](tel:720-587-2657) / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)**

9A. Please contact the reviewer directly for comments.

**10. Grace Gray / 303-739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org) / Comments in magenta)**

10A. Approved. No comments.



**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)

October 26, 2023

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

Attn: Rachid Rabbaa

**Re: Prologis Park 70 EO2, Case # DA-1396-20**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the sign adjustment for **Prologis Park 70 EO2**. Please be aware PSCo owns and operates existing natural gas and underground electric distribution facilities in these areas. Note that proper clearances must be maintained including ground cover that should not be modified from original depths. Contact Colorado 811 before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

For any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

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)