



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: 1<sup>st</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 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](mailto: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



## *1<sup>st</sup> 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.

### **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. Civil Engineering comments have been addressed.

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

- 4A. Aurora Water comments have been addressed.

#### **5. PROS** (Joe Odrzywolski / 303-739-7147 / [jodrzywo@auroragov.org](mailto: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.

##### *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.

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

##### *Generally*

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

##### *Sheet 3-4*

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

##### *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.)  
7C. See the Advisory Comment on this page.  
7D. Any off-site easements need to be dedicated by a separate document.