



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

February 27, 2024

Grant Polley
Northpoint Development
3315 N. Oak Way
Kansas City, MO 64116

Re: 4th 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 Grant:

Thank you for your fourth technical submission, which we started to process on February 15, 2024. 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.

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 (I recommend this approach). 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 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.

As always, if you have any comments or concerns, please let me know. I may be reached at stimms@auroragov.org.

Sincerely,

Steve Timms, AICP
Planning Supervisor
City of Aurora Planning Department

cc: Jesse Carino, Ware Malcomb, Agent
Brit Vigil, ODA
Filed: K:\SDA\2170-06tech4



4th Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Easements by separate document needed
- Stormwater fee to be paid prior to plat recording

PLANNING DEPARTMENT COMMENTS

1. Zoning and Subdivision Use Comments

- 1A. No additional comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Revenue Aurora Water (Jason Fowler/ jfowler@auroragov.org. Comments in red)

- 2A. 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. After paying this fee, please submit the paid invoice to me.**
- 2B. 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.

3. Easements (Grace Gray/ ggray@auroragov.org. Comments in magenta)

- 3A. Easements by separate document have not been started.