



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

Worth Discovering • auroragov.org

April 13, 2023

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

Re: Initial 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 initial submission, which we started to process on March 20, 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 May 4, 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. The fee balance of **\$34,321.00** is due prior to the second submittal.

Your estimated Planning & Zoning Commission date is still set for June 28, 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 303.739.7112 or 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:\SDA\2170-06rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Due to the proximity of the Aurora Sports Park, please provide screening in accordance with requirements for Outdoor Storage (146-3.3.5.X). This can be accomplished with fencing and/or landscape material. – Planning
- Coordinate with the Parks Recreation and Open Space Department on the need for the Special Landscape Buffer. A deferral may be permitted until the development of the greater parcel occurs. - Landscaping
- Improvements are required along Colfax Street. This includes curb and gutter, 10' landscape, and 10' sidewalk along the frontage of this lot. – Civil
- This fire lane easement does not appear to match the easement shown on Sheet C2, C3, and C4 of this set of drawings for Sheet 5 and 6. – Fire/Life Safety
- Provide a table showing that the requisite number of shrubs and trees are being proposed within the 25' special landscape buffer. 1 tree and 10 shrubs per 25 linear feet for industrial uses, 1 tree and 10 shrubs per 30 linear feet for all other uses. – Parks, Recreation and Open Space

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. No comments were received from outside agency organizations that were notified of this application.

2. Completeness and Clarity

Site Plan Comments

Sheet 1

- 2A. Remove City Council from the COA approvals as that approval is not required with this application.
- 2B. Add an amendment block per the Site Plan Manual.
- 2C. A site plan data block is required on this cover page. If you need a copy of the data block .dwg file, please reach out to your Case Manager.
- 2D. The title of the Site Plan should not include the subdivision filing number. Please revise the title to read: "Stafford Logistics Center - Trailer Parking Site Plan" per the development application name.
- 2E. Revise the title per the related comment on the cover sheet, typical on all sheets.
- 2F. Master Plan Amendment documents shall be included in the 2nd submittal.
- 2G. Modify the vicinity map to show the full extent of the proposed site.
- 2H. Show and label Stafford Logistics Center for reference. Use a dashed linetype.

Sheet 2

- 2I. Site Plans need to be drawn in 1"=40' scale at a minimum.
- 2J. Use this linetype for all property lines.
- 2K. There are discrepancies between sheets on how this portion of the lot looks. Please ensure all sheets match.

Sheet 3

- 2L. Will this open area ever be developed as part of Stafford Logistics Center?

Sheet 4

- 2M. Label these existing improvements.

Sheet 5

- 2N. Show the adjacent property line and provide a distance dimension.

3. Zoning Comments

Site Plan Comments

Sheet 2

- 3A. Label adjacent zoning, typical for all adjacent properties.



- 3B. Label the distance from the property line to the edge of pavement. It appears that there is a discrepancy between this distance and the landscape plans.

4. Streets and Pedestrian Issues

Site Plan Comments

Sheet 2

- 4A. Please keep the walks to provide pedestrian connectivity between this parking area and building 1.
- 4B. As there is no north/south sidewalk on the east side of this drive aisle, a sidewalk connection from Colfax Ave would be required and continue south to the southern border of the site.

Sheet 8

- 4C. Show an extension of the accessible route to Building 1.

5. Urban Design Issues

Site Plan Comments

Sheet 2-3

- 5A. Label existing fencing and whether it is to remain or be removed.

Sheet 6

- 5B. Due to the proximity of the Aurora Sports Park, please provide screening in accordance with requirements for Outdoor Storage (146-3.3.5.X). This can be accomplished with fencing and/or landscape material.

Sheet 7

- 5C. Add fencing details as necessary.

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

Site Plan Comments

Sheet 5

- 6A. Increase the font size. Match the table. There are two instances of this comment, see the redlines for details.
- 6B. Cottonwoods are not permitted.
- 6C. Dimension and label the non-street buffer. The buffer starts at 18' and can be reduced to 12'. Refer to the UDO Table 4.7-2. This does not appear to be meeting the minimum requirements. The plant material requirements are one tree and five shrubs per 40 lf and 30% shall be evergreen.
- 6D. Where is the sidewalk?
- 6E. Add an asterisk and a note to the bottom of the table. Due to the presence of existing utilities within the curbside landscape, the required street trees were located behind the back of the walk.
- 6F. Dimension and label the street frontage buffer from the back of the walk.
- 6G. Is this an existing or proposed fence? If existing, is it being removed and if it is, please remove it from the plan. If a new fence is proposed, include the line work symbology in the legend and include a detail of the fence.
- 6H. Not required as this area is intended to be included in the overall master-planned development.
- 6I. Not being met. See the comment on this plan sheet.
- 6J. Shrubs are only permitted to be substituted for trees if there is an encumbrance. See Section 146-7.5 E. Non-Street Perimeter Buffers, 2.a.iv.
- 6K. See the comment on the landscape plan concerning the north and south buffers.
- 6L. Coordinate with PROS. See the comment on the landscape plan.
- 6M. Update to remove the reference to the previous landscape code.
- 6N. Upon completion of the construction of the expanded parking lot.
- 6O. Remove the words Building 16.

Sheet 6

- 6P. This parking area layout does not match the other sheets in the plan set.
- 6Q. Include the grading area. See the grading plan.
- 6R. Is this area intended for a future building and associated parking??
- 6S. If a future building and/or parking are envisioned for this area, then this buffer plant material should be included with that development and not with this application.



- 6T. Coordinate with the Parks Recreation and Open Space Department on the need for the Special Landscape Buffer. A deferral may be permitted until the development of the greater parcel occurs.
- 6U. A non-street buffer is not required along here whether with this application or a future application since it will be part of the existing master plan.
- 6V. Label and dimension the proposed utility easements. There are two instances of this comment, see the redlines for details.

7. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 7A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
 - Street lines
 - Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:

<https://auroragov.org/CADtoGISstandards>

OR by contacting CADGIS@auroragov.org

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

Site Plan Comments

Sheet 2

- 8A. Revise the leader location.
- 8B. Label the existing fire lane easement.
- 8C. Is there an ADA connection to this ramp? If not, please remove it.
- 8D. Improvements are required along Colfax Street. This includes a curb and gutter, 10' landscape, and 10' sidewalk along the frontage of this lot.
- 8E. Show and label Colfax and the ROW width.
- 8F. A streetlight may be required depending on the photometric analysis of Colfax. Looking at the spacing of lights along Colfax proposed as part of the adjacent site, it appears that at least one light will be required along the frontage. Please show the light and indicate the fixture and pole height.

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."

Sheet 3

- 8G. Minimum 1% slope on asphalt.
- 8H. Minimum 2% slope in unpaved areas.
- 8I. Will this be a duck pond?

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

Site Plan Comments

Sheet 1

- 9A. Traffic study will be provided with 2nd package submittal. Additional traffic comments will be made at that time.

*Sheet 2*

9B. Add sight triangles per COA TE-13.at site accesses. Label access as a full movement.

Provide truck-turning templates at site accesses.

9C. This ped ramp cannot direct pedestrians directly into the parking lot. Consider pedestrian/sidewalk connection to these parking spaces or across at the entrance or both.

9D. This ped ramp cannot direct pedestrians directly into the parking lot. Consider ped connection across here.

Sheet 5

9E. Add sight triangles per COA TE-13.at site accesses. Verify mature plant heights within sight triangles meet COA 4.04.2.10 requirements.

10. Fire / Life Safety (Richard Tenorio / 303-739-7336 / rtenorio@auroragov.org / Comments in blue)*Site Plan Comments**Sheet 2*

10A. This fire lane easement does no appear to match the easement shown on Sheet 5 and 6 of this set of drawings for Sheet C2, C3, and C4.

10B. The installation of security gates across a fire apparatus access road shall be approved. Where security gates are installed at primary access points, those gates shall have an approved automatic means of emergency operation (Siren Operated System or SOS), a Knox Key Switch or Knox Box with a means of manual operation. The security gates installed at secondary access points shall have an approved means of operation. The security gates and the emergency operation shall be maintained in proper working condition at all times. In the event that there are electric gate operators, they shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed in compliance with the requirements of ASTM F2200.

10C. Gating or barricade systems must be shown on the site plan in the following manner:

- The minimum gate width shall be 23 feet and shall not encroach into the fire lane easement.
 - Gating and barricade systems must be located a minimum of 35 feet back from the adjacent street flow line.
- 10D. Label the type of gating or barricade system being installed on the site plan using one of the following examples:
- 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch, and Manual Release.
 - 23' Manual Swinging Gate with Approved Knox Hardware.
 - 23' Manual Sliding Gate with Approved Knox Hardware.
 - 23' Electric Sliding Gate with Approved Knox Hardware.

10E. Using a heavy dashed delineation and label, show the exterior accessible route of travel throughout the stie plan to:

- Public transportation stops.
- Accessible parking and accessible passenger loading zones. This includes required accessible garages.
- 60^ of the required building entrances. Indicate all entrances and required exits on the plan.
- Provide an accessible route to all on-site amenities. These elements can include but are not limited to tennis courts, clubhouses, pools, laundry facilities, mail kiosks, and dumpsters.
- Curb ramps at street crossings and where accessible parking spaces access aisles connect to adjacent sidewalks.
- Provide marked crosswalks in all areas where the accessible route crosses a drive aisle.
- Accessible routes must be shown passing through gated entry(s) served.
- Show and label the location of accessible units required by IBC Chapter 11 and 2003 HB-1221 to be part of the exterior accessible route.

Sheet 5

10F. This fire lane easement does not appear to match the easement shown on Sheet C2, C3, and C4 of this set of drawings for Sheet 5 and 6. Please correct the drawings to match. If this is the actual proposed fire lane, No Parking Fire Lane signs shall be posted along this property line.



Sheet 6

10G. This fire lane easement does not appear to match the easement shown on Sheet C2, C3, and C4 of this set of drawings for Sheet 5 and 6. Please correct the drawings to match. If this is the actual proposed fire lane, No Parking Fire Lane signs shall be posted along this property line.

Sheet 8

10H. If this is designated an Accessible Route, delineate with a heavy dashed line and ensure the route is illuminated per the graphic provided.

Subdivision Plat Comments

10I. Verify this fire lane easement matches on both this Plat and Site Plan.

11. Aurora Water (Daniel Pershing / 303-739-7646 / 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.

Sheet 3

11B. Label slope of Swale. 2% minimum.

11C. Add a note indicating whether the storm sewer is public or private and who will maintain it.

11D. A drainage easement is required for all detention/water quality ponds. Show/label the drainage easement.

11E. Show/label the 100-year WSEL in the ponds.

11F. Show the required maintenance access into the bottom of the pond and to the top of the outlet structure.

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

Site Plan Comments

Sheet 3

12A. Is this draining directly to the sports park? Some sort of structure or feature should be located at this outfall to disperse the stormwater flows and it should be moved farther away from the western property line to allow for greater infiltration opportunity.

12B. Are there proposed contours for this area that should be shown? They appear to be shown on other sheets of this plan set.

Sheet 6

12C. Show the trickle channel.

12D. Increase the density of shrub planting in this area to promote infiltration and slow stormwater flows coming from the outfall of the trickle channel.

12E. Call out the required 25' special landscape buffer adjacent to the sports park.

12F. Provide a table showing that the requisite number of shrubs and trees are being proposed within the 25' special landscape buffer. 1 tree and 10 shrubs per 25 linear feet for industrial uses, 1 tree and 10 shrubs per 30 linear feet for all other uses.

13. Revenue Aurora Water Taps (Diana Porter / 303-739-7395 / 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.

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

Generally

14A. See redline comments on Subdivision Plat and Site Plan.

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

14C. Provide most recent AES Board Monument Records for all aliquot section monuments shown on this plat.