



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

AuroraGov.org

May 12, 2025

Brian Forquer
Northpoint Development
3315 N. Oak Trafficway
Kansas City, MO 64116

Re: Sixth Submission Review – DA-2170-07 – Stafford Logistics Center Commercial – Master Plan Amendment, Infrastructure Site Plan, and Plat.
Application Number: DA-2170-07
Case Numbers: 2024-3001-00; 2019-7001-04; 2024-6002-00

Dear Brian Forquer:

Thank you for your sixth submission, which we started to review on April 28, 2025. 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 access and traffic related issues remain, you will need to make another submission. Please revise your previous work and send us a new submission. The applications will be administratively approved. Additional instructions and any noticing requirements will be provided prior to the administrative decision. It is anticipated at the conclusion of the next review the Master Plan Amendment and ISP will be ready for 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.

Please note, projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7126 or jfettig@auroragov.org.

Sincerely,

Jeremiah Fettig, AICP
Planner II
City of Aurora Planning Department

Attachments: Xcel Energy Comment Letter



Sixth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical comments on PIP, ISP, Plat and Traffic Study

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No public comments have been received.

2. Completeness and Clarity of the Application

- 2A. Based on the traffic comments and the requirement to reconfigure access and lots, another submittal is required for the ISP, Plat, Traffic Study and PIP. It is anticipated at the conclusion of the next review the Master Plan Amendment and ISP will be ready for Administrative Decision. Additional noticing details will be provided at that time.

3. Master Plan

- 3A. No additional comments at this time. Final document preparation and submission guidance and direction will be provided when the application is approved and set to be retired.

4. Plat Comments

- 4A. Traffic comments necessitate revisions to Tract B and reconfiguration of lots on the east side of Piccadilly Road.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

5. Traffic Engineering (Steven Gomez / 303-739-7336 / sgomez@auroragov.org / (Comments in orange))

Public Improvement Plan Comments:

- 5A. Verify access callouts on Picadilly Road and E. 13th Avenue. See redlines in PIP.

TIS Comments:

- 5B. Page 32: WB left turn queue extends past access. restrict access #8 to right in only.
- 5C. Page 32: Engineering judgment would indicate that a volume of 198 left-turning vehicles would result in significant queuing, particularly when volumes are as high as 1,222 vehicles. It is not reasonable to assume that this demand would translate to a queue of only one vehicle under such conditions, given the likely delays and limited availability of acceptable gaps in the opposing traffic stream. This judgment is further supported by analysis using HCM 10 methodology, SimTraffic, and ODOT's Two-Way Stop Control Calculator, all of which produced queue estimates of approximately 150 feet.
- 5D. Page 33: Restrict access to right in only due to WB left turn queues at intersection #5 that are reported to extend past access.

Infrastructure Site Plan Comments:

- 5E. Sheet 2: Move Tract B to this lot line.
- 5F. Sheet 2: Remove this RIRO.
- 5G. Sheet 2: The queue extends beyond the RIRO. COA Traffic is concerned with vehicles trying to weave from the RIRO access to the westbound left turn lane. A recommended solution is to install a barrier to prevent vehicles from the RIRO from entering the left-turn lane.
- 5H. Sheet 2: Add raised median.
- 5I. Sheet 5: Need to review TIS queues to determine allowable access movements at Tract B access.
- 5J. Sheet 6: 130'/150' queue reported in SimTraffic.



Turn Template:

- 5K. Sheet 1: Truck will cross over into exiting traffic.
- 5L. Sheet 1: Use WB-60.
- 5M. Sheet 1: Applicant indicated fuel trucks will use this route. provide fuel truck turning template.
- 5N. Sheet 1: Use WB-60.

6. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

Subdivision Plat Comments:

- 6A. **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.) per COA 2025 Subdivision Plat Checklist Item 19.b.
- 6B. **Advisory Comment:** Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. **Please check these items before sending the plat in for recording.**
- 6C. Sheet 2: Remove duplicated text.

Infrastructure Site Plan:

- 6D. No additional comments at this time.

REFERRAL COMMENTS FROM OTHER AGENCIES

7. Xcel Energy (PSCO) – Donna George / 303.571.3306 / donna.l.george@xcelenergy.com

- 7A. Comment letter attached.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

May 9, 2025

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

Attn: Jeremiah Fetting

**Re: Stafford Logistics Center Commercial Infrastructure Site Plan and
Stafford Logistics Center Subdivision Filing No. 6 – 6th referral
Case # DA-2170-07**

Public Service Company of Colorado's Right of Way & Permits Referral Desk requests that the attached response dated March 26, 2025 is addressed.

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



Right of Way & Permits

1123 West 3rd Avenue
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March 26, 2025

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

Attn: Jeremiah Fettig

**Re: Stafford Logistics Center Commercial Infrastructure Site Plan and
Stafford Logistics Center Subdivision Filing No. 6 – 5th referral
Case # DA-2170-07**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk
still requests that this note is added to 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.

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