



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

*AuroraGov.org*

November 13, 2024

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

**Re: Fourth 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 Grant Polley:

Thank you for your fourth submission, which we started to review on October 29, 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.

Since several important 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.

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 (303) 739-7126 or [jfettig@auroragov.org](mailto:jfettig@auroragov.org).

Sincerely,

A handwritten signature in black ink that reads "Jeremiah Fettig".

Jeremiah Fettig, AICP  
Planner II  
City of Aurora Planning Department

cc: Max Newstrom, Ware Malcomb  
Justin Andrews, ODA  
Filed: K:\SDA\2170-07rev4



## *Fourth Submission Review*

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

- Technical comments on PIP, ISP, and Plat
- Comments on the master traffic study

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. No public comment has been received.

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

- 2A. Staff assessed the review comments and statuses from other reviewers. Based on this assessment, it was determined a formal resubmission and review are required.

#### **3. Master Plan**

- 3A. **Comment not addressed:** Cloud all revisions being made within each TAB. Update the cover sheet denoting the second amendment. An example will be provided by email, and we can meet to discuss if needed.

#### **4. Plat Comments**

- 4A. Please provide an update on the status of the frontage road adjacent to Colfax Avenue. Per the PIP, the abandonment/modification is required with the realignment of Picadilly or with the platting of PA-10.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS**

#### **5. Traffic Engineering** (Steven Gomez / 303-739-7336 / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / (Comments in orange))

##### **Public Improvement Plan Comments:**

- 5A. Traffic Impact Study (TIS) has not been approved. Comments on TIS may impact PIP.

##### **TIS Comments:**

- 5B. Page #1:
- Verify traffic assignment with trip generation/distribution.
  - Use SHAC to determine the need for auxiliary lanes at intersections for 2030 and document
  - Check vehicle queues at key intersections. Movements at adjacent intersections may need to be restricted
  - See comments throughout the report
- 5C. Page #11: Add trip generation rates/equations or in the Appendix.
- 5D. Page #14: Verify traffic assignment with trip generation/distribution.
- 5E. Page #14: Int #6 and #9 pass-by trips?
- 5F. Page #18: Remove LOS from intersections 2, 3, 4, 6, 7, 8 and 9.
- 5G. Page #20: Remove LOS from intersections 2, 3, 4, 6, 7, 8 and 9.
- 5H. Page #25: Revise # for intersection 2.
- 5I. Page #25: Add volume for intersection 6.
- 5J. Page #25: Use SHAC to determine the need for auxiliary lanes at intersections.
- 5K. Page #26: Use SHAC to determine the need for auxiliary lanes at intersections.
- 5L. Page #28: Verify that NB left and SB left turn lanes, including tapers can be accommodated based on reported queues. Intersection 2 may need to be restricted to RIRO only.
- 5M. Page #28: WB through queues at int #5 will extend past int #8. Intersection 8 may need to be restricted to right in only.
- 5N. Page #28: Update laneage or analysis sheets.
- 5O. Page #29 Add “need for and” in the first paragraph.



- 5P. Page #29: Use SHAC to determine the need for auxiliary lanes at intersections for 2030 and document.
- 5Q. Page #30: Add 2030 queues and recommended storage lengths.
- 5R. Page #30: Update queue lengths per comments.
- 5S. Page #146: Update laneage or graphic.
- 5T. Page #158: Update laneage or graphic.
- 5U. Page #160: Make updates per redlines.

**Infrastructure Site Plan Comments:**

- 5V. Sheet #2: Verify that NB left and SB left turn lanes, including tapers can be accommodated based on reported queues in TIS. Intersection 2 may need to be restricted to RIRO only.
- 5W. Sheet #2: Per TIS, WB thru and left turn queues at 13th/Picadilly will extend past 13th/Tract B. 13th/Tract B shall be restricted to right-in only.
- 5X. Sheet #2: Per TIS WB laneage is right, right/thru, and two left.
- 5Y. Sheet #2: Show intersection 6 from TIS.
- 5Z. Sheet #2: EB left turn vehicle queues from the 13th Ave/Picadilly intersection will extend past the intersection. restrict intersection to right in only.
- 5AA. Sheet #3: Move stop sign w/street sign location per redlines.
- 5BB. Sheet #20: Verify ALL mature plant heights within ALL sight triangles do not exceed COA 4.04.2.10 requirements. remove and replace as necessary.

**Truck Turn Exhibit Comments:**

- 5CC. Sheet #T1: Label all streets.
- 5DD. Sheet #T1: Trucks will cross over into opposing lanes.
- 5EE. Sheet #T2: Label all streets.
- 5FF. Sheet #T2: Trucks will cross over into opposing lanes.
- 5GG. Sheet #T3: Trucks will cross over into opposing lanes.

**6. Fire / Life Safety (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)**

- 6A. Fire/Life Safety has reviewed and has no additional comments at this time.

**7. Aurora Water/Utilities (Casey Ballard / [cballard@auroragov.org](mailto:cballard@auroragov.org) Comments in red)****Infrastructure Site Plan Comments:**

- 7A. Sheet #13: This is to be a sanitary easement as it shows no water or drainage infrastructure.
- 7B. Sheet #13: Minimum easement for a single utility is 16-feet, this may need to be increased if the sanitary main is deeper than 10-feet.
- 7C. Sheet #13: The waterline is to be 5-feet from the face of the gutter. This was shown in the last review but this round the waterline was moved to be almost entirely under the gutter.
- 7D. Sheet #13: This easement would need to be a water and sanitary easement. The easement minimum width is 26-feet for two utilities and should be centered so that the utilities are 8-feet from the edge of the easement and 10-feet from each other.

**8. PROS (Erick Del Angel / 303-739-7131 / [edelange@auroragov.org](mailto:edelange@auroragov.org) / Comments in mauve)****Tab 9 – Open Space Comments:**

- 8A. When the MF component moves forward, a Form J with unit counts will need to be included through another master plan amendment.

**9. Fire / Life Safety (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)****Infrastructure Site Plan Comments:**

- 9A. **Comment not addressed:** Please provide a Cyclone Turn Template for the Fire Apparatus.



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

**Subdivision Plat Comments:**

- 10A. 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 2024 Subdivision Plat Checklist Item 19.b.
- 10B. Sheet #1: Sheet 1: Vicinity Map – Show and label all publicly dedicated roads with ½ mile of the site exterior, Label the respective townships, and add a north arrow.
- 10C. Sheet #1: Notes – Provide updated title commitment and revise the date reflected in note #4.
- 10D. Sheet #1: Description – Revise the Acreage to accurately reflect the remaining acreage.
- 10E. Sheet #2: Show the opposing ROW for E. Colfax Avenue, Label the respective Townships, Label Picadilly Road as not a part of this plat (excepted from description), Provide the ROW recording information for ROW along the easterly line of the NE ¼ of Section 2, Be clear with the ROW Varies labels as some portions of the ROW are a consistent width, Show the controlling monuments used to set the C ¼ corner monument.
- 10F. Sheet #3: Label the respective Townships, Show the opposing ROW for E. Colfax Avenue, Label Picadilly Road as not a part of this plat (excepted from the description), Label adjacent easements (purpose, width, & recording), Site Plan shows an offsite easement and this should be shown if executed prior to plat approval, be clearer with the ROW Varies labels.
- 10G. Sheet #3: Detail C – Label Lot 2 and Tract B, and confirm the dimensions as shown.

**Infrastructure Site Plan:**

- 10H. Sheet #1: Revise the Description to reference the proposed Platted Subdivision Name.
- 10I. Sheets 3, 4 & 5: All bearings and distances/curve data must match the plat, label all easements to be consistent with the platted names, and Label the Block #'s.

**11.Land Development Services Easements** (Grace Gray / [ggray@auroragov.org](mailto:ggray@auroragov.org))

- 11A. Advisory: All easements required by separate document must be started.

**REFERRAL COMMENTS FROM OTHER AGENCIES**

**12. Xcel Energy (PSCO)**

- 12A. Comment letter attached.



**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

November 5, 2024

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

Attn: Jeremiah Fettig

**Re: Stafford Logistics Center Commercial Infrastructure Site Plan and  
Stafford Logistics Center Subdivision Filing No. 6 – 4<sup>th</sup> referral  
Case # DA-2170-07**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the comment response.

However, PSCo 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](mailto:donna.l.george@xcelenergy.com)