

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



January 14, 2021

Daniel Green  
Green Industrial Development Group, LLC  
26100 E 68th Avenue  
Denver, CO 80249

**Re: Initial Submission Review – JAG Logistics – Site Plan Amendment and Plat**  
Application Number: **DA-1903-24**  
Case Numbers: **2018-6044-04; 2020-3065-00**

Dear Mr. Green:

Thank you for your submission, which we started to process on December 21, 2021. We reviewed it 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 Tuesday, February 9, 2021.

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.

Your estimated Administrative Decision date is tentatively scheduled for March 24, 2021. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing 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 303.739.7186 or [srodrigu@auroragov.org](mailto:srodrigu@auroragov.org).

Sincerely,

Stephen Rodriguez, Planning Supervisor  
City of Aurora Planning Department

cc: Scott Brown-Gallow and Company Inc. 6162 S Willow Drive Suite 320 Greenwood Village CO 80111  
Meg Allen, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\\$DA\1903-24rev1



## *Initial Submission Review*

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

- See the various comments and redlines from Planning and Landscaping.
- See the comment redlines from Engineering regarding drainage, access, drive aisle dimensions and stop signs. See Item 5.
- Contact Traffic Engineering directly for any comments.
- See the comment/redlines from Life Safety regarding gates, hydrants, and curb islands. See Item 7.
- See comment from Aurora Water regarding a license agreement. See Item 8.
- See comment redlines from Real Property. See Item 9.
- See outside agency referral agency comments from Xcel Energy. See Item 10.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Please provide an update on the negotiations regarding the amendment to the Surface Use Agreement (SUA), that would result in Anadarko's relinquishment its right to use the subject property in Porteos for oil and gas operations.
- 1B. Final approval of the Site Plan Amendment cannot be granted prior to the portion of the site located in the "No Build Zone" as identified in the Surface Use Agreement.
- 1C. Please add the 268 truck/trailer spots to the Parking Data Table.
- 1D. Please dimension the truck/trailer parking stalls.

#### **2. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

Site Plan:

##### **Sheet CSP-20**

2A. Approximately 40 shrubs are needed within the Powhaton curbside landscape. No more than 40% can be grasses.

##### **Sheet CSP-24**

2B. Update the landscape tables where indicated.

#### **3. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

3A. No addressing needed at this time.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **4. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

Site Plan:

4A. Cover Sheet - The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved.

4B. This will be a public document and must be able to be duplicated. Remove the copyright statement.

4C. Add the following note:

In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.

4D. CSP-2 - Are there any proposed stop signs at the new access points?

4E. Aren't these trailer parking spaces as well?

4F. Dimension drive aisles.

4G. CSP-3 - Drainage easement is shown on the plat.

4H. Why isn't the 15' access easement being dedicated by plat?



- 4I. CSP-6 – Are there any curb openings here? Minimum 2% slope for swale.
- 4J. Add a note indicating if the storm sewer system is public or private and who will maintain it.
- 4K. CSP-7 - Access easement required to this access as well. Drainage easement is shown on the Plat.
- 4L. A sidewalk easement is not used for maintenance access. Remove label.
- 4M. CSP 11 & 12 - Add a note indicating if the storm sewer system is public or private and who will maintain it.
- 4N. CSP 43 – Label access easement. 2 % slope for swale typical.

Plat:

- 4O. Sheet 4 - Access easement required from drainage easement to access easement for pond maintenance access.
- 4P. Portion of access easement within the site should be dedicated by plat.

**5. Traffic Engineering** (Kyle Morris / 720- / [kmorris@auroragov.org](mailto:kmorris@auroragov.org) / Comments in amber)

- 5A. Contact the reviewer directly for comments.

**6. Fire / Life Safety** (Will Polk/ 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

6A. Site Plan Comments:

Sheet 2

- Provide gate sections for the new gating systems. Also, please start the license agreement process with Real Property.

Sheet 6

- Please eliminate this fire hydrant.
- For fire hydrants that are subject to impact by motor vehicles, bollard protection shall be provided. Identify and provide bollard protection for this fire hydrant.
- In lieu of three additional fire hydrants along the amended parking area, relocate the identified curb islands to align with nearby curb islands that have fire hydrants. This relocation will provide clear and direct access to other proposed fire hydrants, eliminating unnecessary fire hydrants. Please check with COA Planning if this recommendation will meet their design requirements.

Sheet 10

- With the relocation of the curb island in this area this area must remain unobstructed to provide unobstructed access to the fire hydrant from the North and the South.

Sheet 11

With the relocation of the curb island in this area this area must remain unobstructed to provide unobstructed access to the fire hydrant from the North and the South

**7. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

- 7A. CSP-7- License agreement will be required for all crossing of private storm over public utility easements.

**8. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

8A. See the red line comments on the plat and site plan. Make sure the new plat boundary is represented by a metes and bounds description and that description is matched and shown on the site plan. There is a new proposed fence/gate show that encroaches into a couple of easements. Contact Grace Gray.

([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.



**9. Xcel Energy (Donna George)**

9A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for the above captioned project and has no particular concerns.

Please be aware PSCo owns and operates existing electric distribution facilities within the subject property. Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado / Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)