

City of Aurora  
Planning & Development Services  
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**Re: Stafford Logistics Center Master Plan Amendment #1 (#1263713)**  
**TAB #1: Letter of Introduction**

Submitted: December 17, 2018  
2<sup>nd</sup> Submittal: March 4, 2019  
3<sup>rd</sup> Submittal: April 22, 2019  
4<sup>th</sup> Submittal: July 3, 2019  
Final Submittal: September 30, 2019  
Technical Submittal: April 2020  
1<sup>st</sup> Submittal of Minor Amendment No. 1: August 2020 (\*in Red)  
2<sup>nd</sup> Submittal of Minor Amendment No. 1: October 2020 (\*in Red)

Enclosed please find the first submittal of the Stafford Logistics Center **Master Plan (MP)** Minor Amendment. The original **Framework Development Plan / Master Plan (Rezoning)** was approved by the Aurora City Council at a public hearing on July 15, 2019. Followed by the Staff Recommendation and Administrative Decision of Approval with Conditions on August 28, 2019. The application has been prepared by and for the following parties to the benefit of the citizens of Aurora and the surrounding areas.

**The Team**

<b>Owners:</b> NorthPoint Development LLC <b>Attn. Bret Gross</b> 4825 NW 41 <sup>st</sup> Suite #500 Riverside, MO 64150 Direct: 573.366.8829 <b>Email: jbgross@northpointkc.com</b>	<b>Planners / Landscape Architect:</b> LAI Design Group Attn. Jennifer Carpenter 88 Inverness Circle East, Building J, Suite 101 Englewood, CO 80112 Office: 303.734.1777 Email: jcarpenter@laidesigngroup.com
<b>Civil Engineers:</b> Ware Malcomb Attn. Chris Strawn 990 South Broadway, Suite 230 Denver, CO 80209 Direct: 303.689.1502 Office: 303.561.3333 x1554	<b>Traffic Engineers:</b> Felsburg, Holt & Ullevig Attn. Christopher Fasching 6300 S Syracuse Way, Suite 600 Centennial, CO 80111 Office: 303.721.1440 x8958

## **Master Plan Amendment # 1**

The Stafford Logistic Center is a Master Planned Development, located on undeveloped land west of the Picadilly Road alignment between Colfax and Avenue and Stephen D. Hogan Parkway. The approved Master Plan (MP) consistent of ten (10) planning areas, a drainage tract and nine (9) large scale industrial buildings ranging from approximately 225,000 square feet to just over 1,000,000 square feet. The Center is planned for warehouse and distribution space with proximity to transportation routes via I-70, E-470 and the future Picadilly Interchange. Trail connections, drainage and street and pedestrian connectivity will be provided for the development. The Master Plan also provides guidelines and standards for urban design, landscape, architecture, and public improvements for the development area.

A current Site Plan (#1470690) under review includes the construction of an approximately 1.1 million square foot distribution center situated on approximately 68 acres. The development of this site will require several amendments to the Master Documents; as well as, trigger the following public improvement required by the Master Plan:

- Revision of Planning Areas 3,5,6,7,8, drainage tracts and industrial buildings
- 13th Street Public Roadway improvements to the eastern extent of PA-3 and public utilities will also be installed within this right of way.
- A Roadway connection from 13th Street to the realigned Picadilly Road will installed.
- ½ section of realigned Colfax Avenue is required.
- Half Right of Way improvements of the realigned Picadilly Road noted in the Roadway Improvements section previously discussed from the realigned Colfax Avenue to the existing Picadilly Road, including a bridge / box culvert at the Channel Crossing.
- Improvements to realigned Picadilly Road from Colfax Avenue to the existing Picadilly Road will be required based on existing background or proposed traffic counts.
- Secondary Emergency Access roads adjacent to the proposed developments where required.
- Watermain to service this planning area and stub outs to future developments will be provided.
- Sanitary sewer will be provided by the public sanitary sewer constructed per Planning Area 1 and main extensions will be provided for the proposed site and future developments.
- Storm sewer will be provided conveyance from the planning area to the stormwater drainage channel. If the stormwater conveyance channel. Storm line stub outs will also be installed for future development.
- A MHFD maintenance eligible channel will be constructed as part of this project. This will also include the construction of the boxed culvert crossing at Lisbon, completed construction of the forebay at the Lisbon channel outfall, and an outfall structure at the Picadilly crossing.
- Removal of 12<sup>th</sup> Avenue and all associative changes.

Per the Site Plan Pre-Application meeting the follow tabs and documents will be revised:

- Tab #1: Letter of Introduction
- Tab #7: Public Art Plan
- Tab #8: Land Use Map Matrix (Form D) and Land Use Plan, Planning Area Plan, and Master Plan/Development Summary Exhibit
- Tab #9: Open Space, Circulation & Neighborhood Plan
- Tab #10: Signage Location Map
- Tab #11: Trail Corridors Location Map
- Public Improvement Plan (PIP) and associated exhibits (Tab #13) to reference changes to project site location, including amendments to location of roadways and water mains, such as 12th Avenue, amended Planning Areas, etc.
- Master Traffic Impact Study

## Site Location

Stafford Logistics Center is located on Section 2, Township 4 South, Range 66 West of the 6th principal meridian, City of Aurora, County of Arapahoe, State of Colorado; generally lying southwest of the intersection of existing Colfax Avenue and Picadilly Road. The proposed Stafford Logistics Center development consists of approximately 347 acres. Currently, access can be achieved via Colfax and Picadilly. The site is generally bounded by Colfax Avenue on the north, Picadilly Road on the east, City of Aurora Sports Park to the west and Horizon Master Planned Development (Unincorporated Arapahoe County) along with 6<sup>th</sup> Avenue to the south.

## Statement of Intent

Northpoint Development LLC proposes to develop a new Industrial Logistics Center along with a mixed commercial development as a land use transition between the industrial and residential use located to the east in the Horizon Development. Northpoint Development LLC has extensive experience nationally with Industrial and Mixed Commercial developments.

It is our intent to develop approximately 350 acres of industrial and logistics on the western 2/3rds of the site. While the balance of the property will be comprised of approximately 46 acres of mixed commercial development on the eastern 1/3 of the site.

Stafford Logistics Center will provide warehouse and distribution space with proximity to I-70 and C-470 for direct transportation routes which eliminate truck traffic on local roads. While the mixed commercial development will provide support for both the future Horizon community as well as motoring public. The development will provide opportunities for grocery anchored retail, main street commercial with restaurants, cafes and services. Hotels, banking and mid-box retail will round out the portfolio of commercial uses.

**Drainage: The general intent holds true; modifications will be developed and submitted to Staff with each Site Plan and Preliminary Plat process. If an additional amendment is needed to the Master Plan it will be completed.**

The proposed overall site grading will generally follow historic drainage patterns. Stormwater from offsite properties and developed flows from onsite developments will be conveyed through the site within a drainage channel. The drainage channel will convey flows from the easterly property line to the westerly property line and will be designed to follow geomorphological requirements of Urban Drainage and Flood Control District. A regional stormwater facility will be provided along the downhill / western property line and discharge to the Aurora Sports Park property following historic drainage patterns. The southern portion of the property not tributary to the regional stormwater facility will have an independent stormwater facility constructed when development occurs in this area.

**Utilities: The general intent holds true; modifications will be developed and submitted to Staff with each Site Plan and Preliminary Plan process. Changes to utilities within this Master Plan are bulleted above in Master Plan Amendment #1.** Sanitary and water service is provided by the City of Aurora. A public sanitary sewer will be constructed from the existing 42" sanitary sewer adjacent to 6<sup>th</sup> Avenue through the site to service the proposed developments within the property. A public watermain will be constructed through the property to provide both domestic and fire services to the various developments proposed. The public watermain will connect to the existing 24" watermain within Colfax Avenue, 30" watermain adjacent to 6<sup>th</sup> Avenue, and the proposed 24" watermain within the Picadilly Road per the Horizon Uptown PIP plans dated June 2007. Electric, gas, and telecom service to the development will be provided by private utility providers.

## Grading:

The site will be graded for a public roadways and private developments with slopes ranging from 0.5% to 33%. Where needed retaining walls will be constructed to achieve grades in conformance with City of Aurora minimum and maximum standards.

**Traffic: Refer to the bullets under the Master Plan Amendment No. 1 sections which outlines the changes occurring in this Master Plan and presented in the pending Site Plan and Preliminary Plat (Planning Area 3).**

## Site Zoning Amendment #1

Stafford Logistics Center is located within the City of Aurora. The site is owned by the Northpoint Development entity. Replat of individual lots/parcels will take place at the time of the Site Plan process concurrently. This Amendment will update the zoning to reflect UDO: Unified Development Ordinance. The land uses in the Master Plan are located and designed to support the vision for this area of Aurora. This Stafford Logistics Center is consistent with the spirit and intent of the comprehensive plan and the E-470 Land Use Studies, consistent with the E-470 corridor requirements and design standards and finally, consistent with all other applicable standards, guidelines, policies and plans adopted by City Council.

### Original FDP (Pending Mylar Recording as a Master Plan)

Development Areas	Proposed Zoning	Acreage		Development Areas	Proposed Zoning	Acreage
PA-1A	E-470 LTIND	33.50		PA-1A	I-1	33.50
PA-1B	E-470 LTIND	29.60		PA-1B	I-1	27.14
	DETENTION	24.70			DETENTION	24.70
PA-2	E-470 LTIND	37.38		PA-2	I-1	37.38
PA-3	E-470 LTIND	24.10		PA-3	I-1	72.06
	DETENTION	19.63			CHANNEL	20.89
PA-4	E-470 LTIND	18.00		PA-4	I-1	15.75
PA-5	E-470 LTIND	15.33		OMITTED	OMITTED	NOW PA-3
PA-6	E-470 LTIND	70.36		PA-6	I-1	70.36
PA-7	E-470 R&C	13.11		PA-7	MU - C	13.48
PA-8	E-470 LTIND	30.38		OMITTED	OMITTED	NOW PA-3
PA-9	E-470 R&C	8.79		PA-9	MU - C	8.79
PA-10	E-470 R&C	25.29		PA-10	MU - C	25.29
	<b>TOTAL ACREAGE</b>	<b>350.17</b>			<b>TOTAL ACREAGE</b>	<b>349.34</b>

### Benefits to the City of Aurora

Stafford Logistics Center meets the City of Aurora's goals and intent for quality developments. The industrial and mixed commercial will be beneficial to the tax base for the City of Aurora bringing economic vitality. Improvements to East Colfax and Picadilly Road will provide north-south and east-west connectivity not only to this Center but to Aurora, Unincorporated Arapahoe County and Adams County. The project will be coordinated concurrently with the I-70 Picadilly Interchange project. This project includes a new interchange at Picadilly Road and I-70, along with a connection of Picadilly between Colfax Avenue and Smith Road to connect to the new interchange. Additionally, compliance to all Ordinances and Design Standards will add to the City's Vision Plan.

Stafford Logistics Center will have strategically phased utility extensions and services as to not burden the City's existing infrastructure and public improvements. A community trail will be designed and proposed along the southern boundary of the property connect the east to the trail system west at the Aurora Sports Park.

**Zoning Conformance Amendment #1**

The Stafford Logistics Center would like to proceed with the permitted uses allowed per the Unified Development Code. The Amendment will update Tab #3, Tab #7, 8, 9, 10, 11 and other relative tabs and forms to reflect this.

The subject property is zoned I-1 (Business/Tech District) and MU-C (Mixed-Use Corridor District). The I-1 district is to provide employment centers with offices, office showrooms, light manufacturing, research and development operations, and a limited range of associated retail services, at a low- to medium scale with high building design quality in an integrated or campus-like setting. The MU-C district is to provide retail goods and services to satisfy the household and personal needs of the residents of nearby residential neighborhoods, those traveling on adjacent collector and arterial corridors, and to allow for higher intensity general business and service activities.

This area is within Subarea C, which generally includes rolling, semi-arid, largely undeveloped lands with large open fields of prairie grass in northeast Aurora and mostly developed newer developments in southeast Aurora. It currently includes expanding residential developments, industrial parks and areas of City-owned open spaces and parks. Development pressures within Subarea C continue to rise as the demand for more housing choices intensifies; the pressure for large industrial storage facilities increases and the need for expanded infrastructure to accommodate the demands of growth become a priority. Because these lands will develop over a long period of time, their layouts, design, and building styles need to be flexible enough to accommodate new forms of development at a variety of development densities while avoiding patterns and practices that have increased traffic congestion and/or reduced the visual appeal of the city in the past.

The property is within the Airport Influence District surrounding Buckley Air Force Base. An aviation easement has been processed and is on file for the project site.

This area is designated as Industry Hub Placetype in the Aurora Places Comprehensive Plan. The Industry Hub includes areas typically dedicated to manufacturing, warehousing, distribution, fulfillment centers, freight operations and renewable energy enterprises. This Placetype plays an important role in the City's employment base and economy but can sometimes create outdoor activity and should be appropriately buffered from residential and commercial areas. It can generate high volumes of traffic from both its employees and associated truck traffic. Adjoining roadways should accommodate traffic without negatively impacting quieter Placetypes or traffic on local streets serving residential areas. Uses permitted only in Industry Hubs are manufacturing plants, factories, large open-air operations and heavy-equipment storage.

**Waiver Requests (Key Issues)**

Northpoint Development LLC and its consultants do not require any ordinance waivers.

If you have any questions or concerns regarding this Master Plan Amendment #1, please contact me or any member of the team listed above.

Sincerely,



Jennifer Carpenter, Associate Principal  
LAI Design Group