

**Re: Stafford Logistics Center FDP (#1263713)**  
**Technical Documents Tracking Form Matrix (FORM K)**

**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**

Process	Public Improvement Plan	Parks and Open Space Plan and Form J	Public Works Traffic Impact Study	Public Works Master Drainage Study	Utilities Master Utility Study
(Signatures)					
Initial Submission Does Submission Meet Application Requirements?					
<b>Signatures/Dates</b>					
Second Submission Are All Major Issues Resolved?					
<b>Signatures/Dates</b>					
Third Submittal Are Minor Issues Resolved? Are Graphics and Narrative Correct?					
<b>Signatures/Dates</b>					
Final Mylar Submittal Are All Technical Issues Satisfied, Document Complete?					
<b>Signatures/Dates</b>					

City of Aurora  
Planning & Development Services  
Attention: Steve Rodriguez  
15151 E. Alameda Parkway, Suite 5200  
Aurora, Colorado 80012  
Ph: 303.739.7186

**Re: Stafford Logistics Center FDP (#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

Dear Mr. Rodriguez:

Enclosed please find the third submittal of the Stafford Logistics Center Framework Development Plan (FDP). We are seeking a rezone and support of a FDP application from Staff to go before the Planning Commission for recommendation and approval by City Council. The application has been prepared by and for the following parties to the benefit of the citizens of Aurora and the surrounding areas.

<b>Owners:</b> NorthPoint Development LLC Attn. Jed Momot 4825 NW 41 <sup>st</sup> Suite #500 Riverside, MO 64150 Direct: 573.366.8829 Email: jmomot@northpointkc.com	<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

**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 301 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 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:**

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.

## **Site Zoning**

Stafford Logistics Center is located within the City of Aurora and is zoned Planned Community Zoning District (PCZD). Currently the site consists of 4 separate parcels and is under contract for purchase by the Northpoint Development entity. Replat of the properties will take place at the time of the Contextual Site Plan process concurrently. The proposed uses of light industrial and commercial uses are permitted with a rezoning of the property to M-1: Light Industrial and B-3: Highway Service District within a Framework Development Plan (FDP). The land uses in the FDP are located and designed to support the vision for this area of Aurora. This Stafford Logistics Center FDP 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 found in Section 146-408 and finally, consistent with all other applicable standards, guidelines, policies and plans adopted by City Council.

Development Areas	Proposed Zoning	Acreage
PA-1	E-470 LTIND	86.69
PA-2	E-470 LTIND	35.83
PA-3	E-470 LTIND	43.85
PA-4	E-470 LTIND	18
PA-5	E-470 LTIND	15.33
PA-6	E-470 LTIND	70.36
PA-7	E-470 R&C	13.11
PA-8	E-470 LTIND	30.03
PA-9	E-470 R&C	8.79
PA-10	E-470 R&C	25.29
	TOTAL ACREAGE	347.28

**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 the majority of the E470 Zone District 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**

Stafford Logistics Center would like to proceed with the permitted uses allowed per the E-470 Zone District – Article 9 – Chapter 146 of the Aurora Municipal Code.

**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 Rezone and Framework Development Plan, please contact myself or any member of the team listed above.

Sincerely,



Jennifer Carpenter, Associate Principal  
LAI Design Group