

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



March 3, 2020

Jesse Carano  
Ware Malcomb  
990 S Broadway Ste 230  
Denver, CO 80209

**Re: Third Submission Review - Stafford Logistics Center Building 1 - CSP and Plat**  
**Application Number: DA-2170-01**  
**Case Numbers: 2019-6040-00; 2019-3041-00**

Dear Mr. Carano:

Thank you for your third submission, which we started to process on Friday, February 7, 2020. 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. In order to schedule an Administrative Decision, the expectation is that all comments and redlines in this review will be addressed per code requirements. Please contact me as soon as possible to discuss what is needed to schedule an administrative decision and if the applicant has any issues with the remaining outstanding comments.

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.

It is suggested that we schedule a meeting to review these comments and discuss the comments and redlines. To schedule a meeting, I may be reached at 303-739-7251 or [bcammarata@auroragov.org](mailto:bcammarata@auroragov.org).

Sincerely,

Brandon Cammarata, Senior Planner  
City of Aurora Planning Department

cc: Jed Momot - Northpoint Development LLC 12977 N Outer 40 Road Ste 203 St Louis, MO 63141  
Susan Barkman, Neighborhood Services  
Jacob Cox, ODA  
Filed: K:\\$DA\2170-01rev3.rtf



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ The FDP must be complete prior an Administrative Decision on the CSP.
- ✓ Update easements on Plat for Lisbon and 13<sup>th</sup> Avenue, per planning comments on redlines.
- ✓ Begin Easement Dedication processes with Real Property.
- ✓ Preliminary Drainage must be approved in order to approve the CSP, site plan.
- ✓ Address tree mitigation with Forestry.

### PLANNING DEPARTMENT COMMENTS

Reviewed by: Brandon Cammarata / [bcammara@auroragov.org](mailto:bcammara@auroragov.org) / 303-739-7251 / PDF comment color is red.

#### 1. Community Comments

There were no community comments received.

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

2A. A number of comments were not addressed from second to third submittal. The expectation is that all of these redline requests will be made prior to recording this site plan and signing off on building permits. Prior to an administrative decision on this project I would like to clarify expectations with the applicant regarding the remaining correction items.

#### 3. Zoning and Land Use Comments

##### Plat

None of the plat comment were addressed.

3A. Repeat comment – THE EXTENTION OF 13<sup>TH</sup> AVENUE NEED TO PERMIT EAST/WEST TRAFFIC TO AND FROM THE UNDEVELOPED LAND TO THE WEST AND ACCESS FROM THE PROPERTY TO THE SOUTH. Repeat comment - A “public access” easement need to extend to the south plat line to allow future development to the south to have access to the shared “13<sup>th</sup> Ave” access. (Do not extend the utility and fire easement to the south line because this will encumber on street parking and street side landscaping).

3B. Repeat Comment - LISBON STREET TRACT A SHOULD NOT INCLUDE A FIRE LANE EASEMENT. MAY NOT BE A FIRELANE, UTILITY OR DRAIANGE EASMENT IN ITS ENTIRETY. THE FIRE DEPARMTNET PROHIBITS PARKING IN A FIRE LANE, LANDSCPING INSTALLED ALONG THE SIDE OF THE STREET IS NOT ALLOWED IN AN EASMENT. The 80-foot Lisbon Street easement should only be a public access easement and not include utility or fire lane. A fire lane is not needed on a private street designed to public street standards. Utility easement should not encumber any street side tree planting and should be minimized.

##### Site Plan

3C. Please assure the public access component of Tract B extends to the south line of Tract B so the property to the south has the ability to access this "drive" (on both the site plan and plat).

#### 4. Landscape Comments

Kelly K. Bish, PLA, LEED AP/ [Kbish@auroragov.org](mailto:Kbish@auroragov.org)/ (303) 739-7189/ PDF comments in teal.

##### Sheet L1

4A. Include the drainage easement where indicated.

4B. While the request to provide street trees south of the utility encumbrances was made by the Case Manager in the previous submission, they can- not be located within the actual curbside landscape due to the extensive utilities...even with hand digging.

##### Sheet L2

4C. This landscape is shifting down slope into a swale. A mound has been created here. Since a rather large flat area has been provided for both the sign and the landscaping, consider shifting the monument sign towards the center of the mound then the landscaping would be better accommodated on top of the mound.

4D. This is a mound here. Consider re-organizing /re-grouping the landscape to take advantage of the mound.



## **5. Addressing**

Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

(1) Parcels; (2) Street lines; (3) Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

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

### **6. Civil Engineering**

Kristin Tanabe, [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / Comments in green.

Plat

6A. Tract A is to be used for future ROW

Site Plan

6B. Add the following note: The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

6C. Please do not provide a range and dimension typical sections accordingly. Page 3

6D. Add a dimension for the clear zone based on design speed and ADT to each typical section, page 3.

6E. Lights interior to the site should not be called street lights. Site light would be more appropriate, typical, page 4.

6F. Please label the longitudinal slope of the street. The cross section defines the cross slope and does not need to be labeled, page 10

6G. Min 2% cross slope for pond bottom

6H. 2% min slope in non-paved areas

6I. Include fixtures for proposed street lights, page 54

### **7. Real Property**

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

7A. See the red line comments on the plat and site plan.

7B. There are some off site easements shown on the site plan that will need to be dedicated by separate documents. Contact Andy Niquette to start the easement processes.

7C. There may be a need for a License Agreement for the fence/gate near the SW corner of the site. Contact Grace Gray to start the process.

7D. Make sure the easements match on the plat and site plan.

### **8. Aurora Water**

Daniel Pershing / [dpershin@auroragov.org](mailto:dpershin@auroragov.org) / (303) 739-7646 Comments in red.

8A. Fees – Diana Porter / [dporter@auroragov.org](mailto:dporter@auroragov.org) / 303-739-7395, Storm Drainage Development Fees: 36.018/acres x \$1,242.00/acre = \$44,734.36



Plat

- 8B. CSP shows Utility Easements for hydrants in these approximate location. Please revise
- 8C. Please show Utility Easement for hydrant in this location
- 8D. License agreements are required for all private STM crossings with public utilities. (page 25)
- 8E. Hydrant locations need to match utility easements on the plat (page 25 and 26)
- 8F. Please show missing storm segments to match grading plans (page 26)

## **9. PROS**

Doug Hintzman, [dhintzma@auroragov.org](mailto:dhintzma@auroragov.org), 303-739-7147

- 9a. The more natural appearance of the standard Bosnian pine is preferred adjacent to open space areas. Page 48
- 9b. Replace with western sand cherry (not the dwarf); Spanish Broom doesn't have any wildlife value (food or cover). Page 48
- 9c. Pet mesh not desired for this location (page 50)

## **10. Life Safety**

Reviewed by: Jeff Goorman / [jgoorman@auroragov.org](mailto:jgoorman@auroragov.org) / 303-739-7464 Comments in [blue](#).

### **Sheet C2.3 Site Plan**

- 10A. 2nd Request - Move accessible parking to this location Reference 2015 IBC 1106.6. Label as accessible parking, indicate ramp location, all signage, and parking stops. Note two of the required 9 accessible parking spots must be van spaces.
  - 10B. Identify the barrier encroaching into the fire lane. Address if barriers will be removed as during future phasing.
- ### **Sheet C2.4 Site Plan**
- 10C. Identify the barrier encroaching into the fire lane. Address if barriers will be removed as during future phasing.
- ### **Sheet 2 of 2 Plat Plan**
- 10D. Second Request - It appears that the Public Access Easement within this label is not needed due to the separate 59' public access easement being provided. Remove Public Access from this label.
  - 10E. Second Request - Utility easements do not match the site plan. The site plan and the plat shall match. Example hydrant pocket easements

## **11. Forestry**

Rebecca Lamphear / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / 303-739-7139

- 11A. There could be trees affected by development in the area of shared access. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.
- 11B. When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Forestry Division staff will conduct a tree assessment after the initial submittal, which includes species, size, condition, and location factors. If there is interest in determining mitigation requirements before your submittal, there is the option of hiring a consulting arborist; a list can be obtained from Forestry upon request. Forestry would require a meeting with the arborist selected to make sure that we are in agreement on the appraisal.
- 11C. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. Parks, Recreation & Open Space Dedication and Development Criteria manual. These notes shall be added to the plan.
- 11D. Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.