

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



June 17, 2024

Danny Kelly  
QTS Aurora, LLC  
12851 Foster Street, Suite 205  
Overland Park, KS 66213

**Re: Third Submission Review: Gun Club Data Center Phase 2 – Conditional Use, Site Plan and Replat**  
**Application Number:** DA-2231-08  
**Case Numbers:** 2023-6044-01; 2023-6044-00; 2023-3043-00

Dear Mr. Kelly:

Thank you for your third submission, which we started to process on May 30, 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 **after the July 24, 2024 Planning and Zoning Commission hearing. *However, please submit an updated Letter of Introduction to the case planner by July 1, 2024.***

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.

An estimated Planning & Zoning Commission hearing date is tentatively scheduled for July 24, 2024. 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 303-739-7450 or [efuselie@auroragov.org](mailto:efuselie@auroragov.org).

Sincerely,

Liz Fuselier, Planner II  
City of Aurora Planning Department

cc: Cole Watkins, Kimley Horn, 4582 S Ulster St Ste 1500, Denver CO 80237  
Brit Vigil, ODA  
Filed: K:\SDA\DA-2231-08rev3



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Conditional Use Criteria of Approval – **Third Request** (Planning)
- Parking Counts (Panning)
- Tree Requirements (Landscaping)
- Deferral Requirements (Landscaping)
- Slope (Public Works)
- Gating and Turning Templates (Fire/Life Safety)
- Advisory Comments (Land Development Services)
- E-470 Public Highway Authority (External Comments)

### PLANNING DEPARTMENT COMMENTS

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

1A. See further comments (below) from E-470 Public Highway Commission.

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

2A. *The Letter of Introduction needs to discuss the conditional use and **specifically note the conditional use criteria from the UDO and why it meets these requirements.** References should also be made to the operations plan and noise study in the discussion of the conditional use. **(Third Request)***

#### 5.4 Specific Procedures | Aurora Unified Development Ordinance ([municipal.codes](http://municipal.codes))

**Criteria for Approval. A conditional use shall be approved only if the Planning and Zoning Commission determines that:**

- a. The application complies with the applicable standards in this UDO, other adopted City regulations (including but not limited to any use-specific standards for the proposed conditional use in Section [146-3.3](#)), any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property;
- b. The application is consistent with the Comprehensive Plan;
- c. The size, scale, height, density, multi-modal traffic impacts, and hours of operation of the proposed use are compatible with existing and planned uses in the surrounding area;
- d. The proposed use will not change the predominant character of the surrounding area;
- e. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable; and
- f. The application demonstrates that the proposed use will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.
- g. The application mitigates any adverse impacts on the surrounding area to the degree practicable.

#### 3. Parking Comments

3A. **Please provide justification for the amount of parking for both phases as it exceeds code requirements. (Third Request)**

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

##### 4A. **Sheet 26**

- Please modify this detail/cross section to match the requested cross section that is shown on Sheet 33. Include the 25' tall screen wall, the slope/grading, drive aisle etc. It should match the actual location shown.

**Sheet 28**

- Understood that the easement along this section of Gun Club Road prevents the installation of the trees in this area, but the trees should be provided along the north side of the development adjacent to Gun Club Road as there does not appear to be an easement precluding that. Please move some of the trees.
- These are essentially the same hatch. Please change one of the hatches in the legend and on the plan sheets.
- Add a written scale to the graphic scale.

**Sheet 31**

- Repeat comment: All of the parking lot trees should be deciduous canopy trees and not columnar species. Previously there were Columnar Oak, now they are proposed as Columnar Norway Maple.

**Sheet 32 & 35**

- While the response to the previous landscape comments indicates that the statement regarding the deferral of landscape along 10th Avenue was removed from the plan sheets, is the curbside landscaping not being deferred? Will it be installed after the rest of the site is developed or will the construction of 10th Avenue and the landscaping be done in connection with the completion of the buildings?

**Sheet 33**

- Repeat Comment: Provide a cross-section through here. See the comment provided on Sheet 26.

**Sheet 36**

- Update the landscape tables per the comments provided.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****5. Civil Engineering** (Kendra Hanagan / 303-739-7306 / [KHanagan@auroragov.org](mailto:KHanagan@auroragov.org) / Comments in green)

- 5A. Sheet 10: Please ensure curb linetypes/colors match legend or freeze overlapping linetypes or callout curb openings on plan.
- 5B. Sheet 14: Repeat comment from 2nd Review without response in RTC: Please check background, since it appears to be duplicated. New comment based on new information: Per section 4.05.4 of the roadway manual, the maximum allowable slope when sloping up toward a public street is 6%. Please revise. Typ. ALL accesses. New comment based on new information: Ensure all existing/proposed boxes/are labeled. Typ. ALL
- 5C. Sheet 17: Repeat Comment: Please add contour labels, typ. ALL

**6. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [DJKaiser@auroragov.org](mailto:DJKaiser@auroragov.org) / Comments in amber)

- 6A. Approved.

**7. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

- 7A. Sheet 3 of 51 / Phasing - See note to add a note to phasing plan.
- 7B. Sheet 8 of 51 / Site - See comment to provide man gate detail.
- 7C. Sheet 10 of 51 / Site - Please provide a fire truck turning template.
- 7D. Sheet 11 of 51 / Site - See comment to provide lever arm detail. See comment to add to current note. See note to identify symbols in the roadway.
- 7E. Sheet 28 of 51 / Landscaping - See notes to provide clear space for the fire hydrant.
- 7F. Sheet 37 of 51 / Landscaping - See comment to add a landscaping note.
- 7G. Sheet 40 of 51 / Elevations - See comment for riser room door.

**8. Aurora Water** (Casey Ballard / 303-739-7490 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

- 8A. Approved.

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

- 9A. (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.)



(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit.

**Please check these items before sending the plat in for recording.**

Send in the closure sheet for the description.

Send in the State Monument Records for the aliquot corners used in the plat.

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

Sheet 1: Note #10 does not meet the requirement to show property boundary control monuments.

Sheet 2: Show property boundary control monuments.

Sheet 2: Label Bearing & Distance from W ¼ to subdivision boundary and Label Bearing & Distance of E-W Center of Section Line.

Sheet 2: Label the distance between the W.C. and the Calculated N ¼ Corner.

SP Sheet 5: Label the Lot, Block & Subdivision Name for the respective lots.

SP Sheet 5: Label the Bearings & Distances/Curve data to match the subdivision plat exterior boundary.

SP Sheet 5: The SE corner area for the southerly lot is obscured.

SP Sheet 5: Label the adjacent Tracts, subdivision name and recording information.

SP Sheet 5: The 7' retaining wall will require a license agreement, if it is within an easement.

SP Sheet 5: Show the existing easements, label purpose, and include recording information.

SP Sheet 5: Match the plat easements for all proposed and existing easements.

SP Sheet 6: Gates across Fire Lane Easements will require a license agreement.

SP Sheet 7: Gates across Fire Lane Easements will require a license agreement.

SP Sheet 10: Gates across Fire Lane Easements will require a license agreement.

#### **10. E-470 Public Highway Authority (Brandi Kemper /303-537-3727 / BKemper@e-470.com)**

10A. **Comment:** In addition to previous comments, E-470 has the following additional comments: ) Aurora Water's Common Use Agreement (CUA) reserves the 60' wide area along Gun Club Road for existing and future waterlines. Aurora Water needs to consent to the planting of trees within the CUA. 2) E-470 is willing to allow a variance on requiring landscaping in the outer 25' of the MUE as long as it doesn't impact existing infrastructure, specifically the TBMS (fiber). 3) **Aurora Water and PROS need to discuss and agree on the proposed tree placement adjacent to Gun Club Road. - Please arrange this discussion prior to the proposed Planning Commission meeting. Contact the case manager to schedule this meeting.**