



Planning Division
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November 19, 2024

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

Re: Second Technical 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 Danny Kelly:

Thank you for your technical submission, which we started to process on November 12, 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 some important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission.

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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner III
City of Aurora Planning Department

cc: Cole Watkins, Kimley Horn, 4582 S Ulster St Ste 1500, Denver CO 80237
Brit Vigil, ODA
Filed: K:\\$DA\DA-2231-08tech2



Second Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See comments from Landscaping (Item 3)
- See comments in the Plat and Site Plan (Land Development Services) (Item 4)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No further comments.

2. Completeness and Clarity of the Application

2A. No further comments.

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

3A. The islands need to be made wide enough to accommodate the required parking lot island landscaping. Two trees and 12 shrubs. These parking lot islands were in compliance with the UDO the last submittal.

3B. 1 tree and 6 shrubs. This was in compliance with the previous submission.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

4A. Subdivision Plat:

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) 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.

Please see other comments on the Plat

4B. Site Plan:

1. Label Drainage Easement
2. Label Ex. Water Line Easement