



Planning Division
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August 26, 2024

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

Re: 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 Mr. Kelly:

Thank you for your technical submission, which we started to process on August 15, 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.

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 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:\\$DA\DA-2231-08tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- *Correct sheet pagination.* Do not do 1 of X only provide consecutive numbring. 1,2,3, etc.
- See comments from landscaping
- See comments in the Plat and Site Plan (Land Development Services)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No further comments.

2. Completeness and Clarity of the Application

2A. *Correct the sheet pagination.* Do not format 1 of X only provide consecutive numbering. 1,2,3, etc.

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

- 3A. In the event there are future amendments, do not do 1 of x. Only provide consecutive numbering. 1, 2, 3, etc.
- 3B. Sheets 15,21,36,39,43. – Correct the sheet numbering.
- 3C. Sheet 29.- Repeat comment: The identified hatches in the legend are essentially the same hatch. Please change one of the hatches.
- 3D. Sheet 34. - According to the grading plan, there is only one screen wall. The retaining wall is not found on the grading plan.
- 3E. Sheet 36. - The plant call out is missing for the parking lot island trees.
- 3F. Sheet 37. - Repeat comment. Update the plant quantity for 10th Avenue.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kendra Hanagan/ 303-739-7306 / KHanagan@auroragov.org / Comments in green)

5A. No comments

5. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

5A. No comments

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

7A. Subdivision Plat:

- 1. Update Note No. 6 and 7
- 2. Legend – delete the easements not shown on the plat.
- 3. If the existing easement have not been vacated, then they need to be shown on this plat.
- 4. Add the connecting Water easement (Pg. 2)
- 5. Add the 10' width of the easement – as shown Typ.
- 6. Pg. 4 – add the distances of the easement lines on each side of the Lot or Tract lines as shown.
- 7. Pg. 5 – add the Water easement connection to the other Water easement.

7B. Site Plan:

- 1. See Comment: These easement vacations will need to be completed prior to any building permits. They have not been completed. The documents need to be signed and returned to us for recording.
- 2. Pg. 5 – See Comment note: These locations need to be covered by a License. See pages 5 – 11
- 3. Pg. 7 – add the easement name to match the plat.
- 4. Pg. 8 – see note: Show the existing Traffic Signalization easements here. The Traffic Signalization easement is missing – it still exists.
- 5. Pg. 10 – Add the connection easement to the Water line easement and add easement names.
- 6. Pg. 11 – See Note: This Wall is blocking the Fire Lane & Utility easement. Confirm with Fire Life Safety to see if this wall is blocking the easement until the Building 3 is built.