

Planning Division
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December 15, 2023

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

Re: Second 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 second submission, which we started to process on Tuesday, November 28, 2023. 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 on or before January 4, 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 will be scheduled after the next submittal. 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 efuselier@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:\\$DA\DA-2231-08rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Conditional Use Justification (Planning)
- Landscaping Requirements (Planning)
- Tree Requirements (Landscaping)
- Buffer Material (Landscaping)
- Sheet Notes (Public Works)
- Advisory Comments (Public Works)
- Accessible Route (Public Works)
- FDC and Riser Rooms (Fire/Life Safety)
- Water Meter Location (Aurora Water)
- Advisory Comments (Land Development Services)
- E-470 Public Highway Authority (External Comments)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

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

2. Completeness and Clarity of the Application

- 2A. Please breakout “Building Coverage” from “Yard Coverage” in the Data Tables. Is “Yard Coverage” Landscaping? Please explain.
- 2B. *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. (Second Request)
- 2C. *List the Conditional Use on the cover sheet.* (Second Request)
- 2D. Please use the same side panel description *for all sheets throughout the entire plan set.*

3. Parking Comments

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

4. Architectural and Urban Design Comments

- 4A. Sheet 40: Please provide information as well as an “call-out” elevation showing the "mountain" etchings on the building elevations with your next submittal.
- 4B. All sheets must include the side bar information. Use proper information-*should match coversheet title.*

5. Signage & Lighting Comments

- 5A. Sheet 42: Remove the name from the sign.

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

6A. General Comments

Darken the screen walls on the north and south sides of the project.
Add/turn on the contour labels. On all landscape sheets.

6B. Sheet 5

Update the fence information in the legend to state 6', 8' etc. tall wrought iron fence in all the legends.
Add the proposed height for the screen wall.

**Sheet 26**

The retaining wall detail appears to be block retaining wall yet the description lists this a cast in place. Please provide either the right detail or correct description. Include the intended color for the wall as well. See comment on Sheet 33.

Include the proposed fence and sidewalk in the retaining wall cross section.

Include a detail of the proposed screen wall. Material, color and height.

While the fence is available in various heights, please indicate the intended height of the fence for this project.

6C. Sheet 28

The buffer trees for Gun Club Road need to be spaced along the road. Unless there is an easement precluding these trees from being located along the northern part of the road, they need to be moved. There are no trees along the north side of the development in the required buffer. Please move all of these trees that are along the trail to the street.

While code permits tree equivalents for building perimeter landscaping given the space that is available adjacent to this side of the building and the massiveness of this building, why can't some trees be provided, even columnar varieties. Providing trees would be more water conserving considering the number of shrubs proposed and the number of drip emitters that would be needed.

Is Horizon River Rock proposed for the identified landscape bed?

What is the overlapping of the two lines? Can these be turned off?

6D. Sheet 29

Is there an actual curb cut proposed as shown? The landscaping should be adjusted accordingly.

While tree equivalents are permitted, per the ordinance they are to be used in instances where there are encumbrances such as easements that preclude the installation of trees. There do not appear to be any easements along Gun Club Road that overlap with the buffer. Provide the additional 13 trees and remove the tree equivalents.

6E. Sheet 30

Is there a monument sign being proposed? If so, why isn't there more aesthetic landscaping being provided around it?

6F. Sheet 31

While a nice evergreen shrub, the junipers will only get 12"-18" tall and therefore will not provide the required three to four foot tall screen.

These parking lot trees should be deciduous canopy trees and not columnar species.

6G. Sheet 32

The buffer trees for Gun Club Road need to be spaced along the road. Unless there is an easement precluding these trees from being located along the northern part of the road, they need to be moved. There are no trees along the north side of the development in the required buffer for Gun Club Road. Please move all of these trees that are along the trail to the street.

The requirement for the curbside landscaping is to have a variety of shrub species that differ in height, color, width and have visual interest throughout the season. The current design of two plant species does not meet this code requirement.

The landscape plan does not include the proposed eight-foot tall retaining wall.

Expand upon this to statement to clarify that this is applicable to the landscaping within the curbside area.

While code permits tree equivalents for building perimeter landscaping given the space that is available adjacent to this side of the building and the massiveness of this building, why can't some trees be provided, even columnar varieties. Providing trees would be more water conserving considering the number of shrubs proposed and the number of drip emitters that would be needed.

6H. Sheet 33

Provide a cross section where indicated. See comment on Sheet 26.

6I. Sheet 35

These parking lot trees should be deciduous canopy trees and not columnar species.

While a nice evergreen shrub, the junipers will only get 12"-18" tall and therefore will not provide the required 3'-4' tall screen.

**6J. Sheet 36**

Update the tables per the comments provided.

7. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 7A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**8. Civil Engineering** (Kendra Hanagan/ 303-739-7306 / KHanagan@auroragov.org / Comments in green)

- 8A. Cover Sheet: Deferral draft for east half of roadway is ongoing, please send updated draft to Kendra Hanagami at khanagam@auroragov.org to continue and complete the ongoing deferral agreements by QTS Aurora for E 10th Avenue.
- 8B. Sheet 2: New comment based on new information: Per the standard detail S1.3, there should be 0.5' between the back of sidewalk and the ROW line. Please revise.
New comment based on new information: This should be 8' not 8.5'.
New comment based on new information: Per the standard detail S1.3, there should be 0.5' between the back of the sidewalk and the ROW line. Please revise.
Please remove Colfax Typ Sections, since Colfax is not an adjacent roadway
- 8C. Sheet 3: Revise to "Major" not "Minor" (all)
- 8D. Sheet 5: Advisory Comment based on new information: Per section 4.02.7.03.1 Retaining walls that support roadway infrastructure shall be designed in accordance with the current edition of the IBC.
Also per Table 4.02.7.03 of the 2023 Roadway Manual, structural calculations will be required during the civil plan submittal.
Please ensure there is an ADA compliant route, and the curb opening is in the right place.
- 8E. Sheet 7: See previous advisory comment on page 5 about required structural calculations.
New advisory comment based on revised design: A detail for this flush curb and transition will be required during civil plan submittal. Clarify with the linework if this is intended to be asphalt or concrete.
Label curb return radii on site plan. The curb return radii at this access will need to be labeled and meet the minimum radii requirements for a collector street (20') per Table 4.04.5.02.
Advisory comment for civil plan submittal: Also, the radii needs to be tangent to the linear flow lines (of the access and E 10th Avenue. Please revise.
- 8F. Sheet 9: See previous advisory comment on page 5 about required structural calculations.
- 8G. Sheet 10: Please revise curb openings so it aligns with the ADA route and pedestrian crossing. (typ)
New advisory comment based on revised design: A detail for this flush curb and transition will be required during civil plan submittal. Clarify with the linework if this is intended to be asphalt or concrete.
- 8H. Sheets 11-12: See previous advisory comment on page 5 about required structural calculations.
- 8I. Sheet 14: See previous comments about proposed curb return radii
New advisory comment based on new information: Please check background, since it appears to be duplicated.
- 8J. Sheet 17: Repeat Comment: Please add contour labels, typ. ALL
- 8K. Sheet 26: Advisory Comment based on new information: Per section 4.02.7.03.1 Retaining walls that support roadway infrastructure shall be designed in accordance with the current edition of the IBC. Also per Table 4.02.7.03 of the 2023 Roadway Manual, structural calculations will be required during the civil plan submittal.



9. Traffic Engineering (Dean Kaiser /303-739-7584 / DJKaiser@auroragov.org / Comments in amber)

- 9A. Ready for Technical Referral/Civil Plan Intake, TIS approved, Minor comments to Site Plan, comment to remove Gun Club Road access point as it is not proposed any longer.

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

- 10A. Sheet 2 of 51 / Sections
10B. See comment to show the fire hydrant setbacks.
10C. Sheet 3 of 51 / Phasing
10D. See note to add a note to phasing plan.
10E. Sheet 4 of 51 / Easements
Please add the easement note to the phasing plan.
Update note to include 2nd point of access.
10F. Sheet 6 of 51 / Site
See comment regarding multiple FDCs and riser rooms.
10G. Sheet 7 of 51 / Site
See comment regarding multiple FDCs and riser rooms.
Any encroachment into the fire lane easement requires a license agreement through Land Development Review Services.
10H. Sheet 10 of 51 / Site
See comments for the gating systems.
10I. Sheet 17 of 51 / Grading
See notes to provide spot elevations for the accessible park and accessible route.
10J. Sheet 18 of 51 / Grading
See notes to provide spot elevations for the accessible park and accessible route.
10K. Sheet 20 of 51 / Utility
See comment to provide 26' fire lane turning radii.
See comments to remove the fire line, FDC, Knox box & riser room from westside of buildings 2 & 3.
See comment to relocate the water main and fire hydrants.
10L. Sheets 21 of 51 / Utility
See comments to remove the fire line, FDC, Knox box & riser room from westside of buildings 2 & 3.
See comment to relocate the water main and fire hydrants.
See new hydrant locations.
10M. Sheet 22 of 51 / Utility
See comments to provide a sign at the man-way gates.
See comment to relocate the water main and fire hydrants.
See new hydrant locations.
10N. Sheet 23 of 51 / Utility
See comments to provide a sign at the man-way gates.
See comment to relocate the water main and fire hydrants.
See new hydrant locations.
See note to remove hydrant from outer drive isle.
10O. Sheet 24 of 51 / Utility
See note to provide a hydrant within 100' of FDC.
Please show the fire riser room location.
See note to remove hydrant.
See comment to update fire line label.
10P. Sheet 25 of 51 / Utility
See note to provide a hydrant within 100' of FDC.
Please show the fire riser room location.
See note to remove hydrant.
See comment to update fire line label.



- 10Q. Sheet 26 of 51 / Details
See updated EV signage detail.
Sheet 39 of 51 / Elevations
See comment to remove FDC, Knox box & Riser room signage from westside of building.
Sheet 42 of 51 / Details
See comment to add gating notes.
Please show 6" clearance at bottom of gate.
- 10R. Sheet 44 of 51 / Photometric
See note for lighting is encroaching into the fire lane.
Random fire hydrant symbols need to be removed.

11. Aurora Water (Casey Ballard / 303-739-7490 / cballard@auroragov.org / Comments in red)

- 11A. Sheet 24: Water meter is to be outside of any gated or secure area. Must be publicly accessible at all times.
Access through a guardshack is not an allowed variance. Typical for all water meters.
- 11B. Any unused utility stubs need to be capped at the main.
- 11C. Sheet 25: Water meter is to be outside of any gated or secure area. Must be publicly accessible at all times.
Access through a guardshack is not an allowed variance. Typical for all water meters.

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

- 12A. **(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. Check the easement names and configurations.

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

- 13A. **Comment:** In addition to previous comments, E-470 has the following additional comments: 1) Landscaping is only allowed in the outer 25' of the MUE. 2) The E-470 TBMS (fiber) crosses Gun Club Road at the bottom of Sheet 28, this needs to be protected in place and there's no landscaping (except seeding) allowed. 3) Aurora Water has a Common Use Agreement for its facilities within the MUE, *please see attached*. It will require Aurora Water's consent for all work within the CUA area.