Planning and Development Services   City of Aurora

Planning Division
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November 20, 2019

Atiya Iffath
Colorado Muslims Community Center
15528 E Hampden Circle
Aurora, CO 80012

Re: **Initial Submission Review –** Colorado Muslims Community Center – Minor Amendment
Case Number: 1988-6053-11

Dear Ms. Iffath:

Thank you for your initial submission, which we started to process on November 5, 2019. 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before December 6, 2019.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7184.

Sincerely,

Heather L. Lamboy, AICP
City of Aurora Planning Department

cc: Chris Greenwald, Architect 2060 S Joliet St, Aurora, CO 80014
      Scott Campbell, Neighborhood Liaison
      Cesarina Dancy, ODA
      Filed: K:\$MA\1988-6053-11

Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The proposed wooden trellis structures should be removed. They will need to be considered as part of the application for the proposed addition on the south side of the building.
- Add the north elevation drawing of the building.
- Please provide the occupant load for the place of largest assembly, which is likely the community room in the north end of the building. This number will determine the amount of required parking for the site.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns
A. No community comments were received.

2. Zoning and Land Use Comments
A. The proposed wooden trellis additions should be removed. Those additions must be considered with the building addition application. This application should only consider the enclosure of the porch areas.

3. Parking Issues
A. Please provide the number of occupants of the area of largest assembly (likely, in this case, the community room on the north side of the building). This will help to determine whether sufficient parking has been provided. Moreover, if the educational uses have expanded, please provide an operations plan that discusses hours of operation, number of employees, and peak times. We will need this information for this application as well as the application associated with the proposed addition.

4. Architectural and Urban Design Issues
A. Match existing finishes and colors.

5. Landscaping Issues (David Barrett / 303-739-7133 / wbarrett@auroragov.org / Comments in bright teal)
A. Replace any plants that are dead or damaged by construction.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)
A. No comment.

7. Fire / Life Safety (John Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)
A. Please note that new trellises will require a City of Aurora licensed contractor and a building permit should be obtained prior to the start of any work.
B. Because this is a sprinklered building, and the trellises are projecting more than 4' and made of combustible material, the trellises will have to be sprinklered per 2013 NFPA 13, Section 8.15.1.2.18.
C. Please add the north elevation and cloud the proposed changes.

8. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)
A. No comment.