

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



September 26, 2023

Ruben Bachayev
Ohr Avner Synagogue
11100 E Mississippi Avenue
Aurora, CO 80012

Re: Sixth Submission Review – Ohr Avner Synagogue - Site Plan with Adjustments
Application Number: **DA-2313-00**
Case Numbers: **2022-6016-00**

Dear Mr. Bachayev:

Thank you for your latest submission, which we started to process on September 08, 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 resubmit your technical corrections *after the Planning Commission's decision*.

Your Planning Commission hearing is tentatively scheduled for October 25, 2023. Please remember that all abutter notices must be sent, and the site notices must be posted at least 10 days prior to the decision 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. Coordinate with your case manager on the signs.

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: Wayne Anderson - Wayne D Anderson Aia Llc 7825 W Ontario Pl Littleton CO 80128
Brittany "Brit" Vigil, ODA
Filed: K:\\$DA\2313-00rev6.rtf



Sixth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- **Repeat Comment:** Public streetlights are required to match COA fixture requirements. Please remove the fixture type entirely from the site plan photometric sheet for simplicity. (Item 3)
- See the Traffic Engineering comments. (Item 4)
- Please contact Aurora Forestry to pay the tree mitigation fee. (Item 6)
- There are easements to be dedicated and a License Agreement process to be started. (Item 7)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.

2. Zoning, Land Use and Completeness Comments

- 2A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham/ 303-739-7403 / jbingham@auroragov.org / Comments in green)

Site Plan

- 3A. **Repeat Comment:** Public streetlights are required to match COA fixture requirements. Please remove the fixture type entirely from the site plan photometric sheet for simplicity.

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

- 4A. See all the redlines in the Parking Study letter.

5. Fire / Life Safety (William Polk – Erick Bumpass / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 5A. See all the comments in the Site Plan.

6. Forestry (Becky Lamphear/ 303-739-7139 / rlamphear@auroragov.org / Comments in purple)

- 6A. **Repeat Comment:** Continue coordinating with Aurora Forestry to pay into the community tree fund to achieve tree mitigation. The Site Plan will not be recorded until the fees are paid.

7. Land Development Review Services (Maurice Brooks/ 720-587-2657 / mbrooks@auroragov.org / Comments in magenta)

- 7A. **Repeat Comment:** There are easements to be dedicated and a License Agreement process to be started. Send the documents to dedicationproperty@auroragov.org and licenseagreement@auroragov.org (respectively) to start or continue these processes.