

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



August 18, 2023

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

Re: Responses to: Fifth 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 August 02, 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. *Staff reserves the right to reject the resubmittal if it is not complete and doesn't address all comments and requests.*

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: Wayne Anderson - Wayne D Anderson Aia Llc 7825 W Ontario Pl Littleton CO 80128
Brittany "Brit" Vigil, ODA
Filed: K:\SDA\2313-00rev5.rtf



Fifth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Address all Planning comments regarding corrections, Comment Response Letter, Shared Parking Agreement and Adjustments (with justification for each request).
- Public streetlights are required to match COA fixture requirements. Please remove the fixture type entirely from the site plan for simplicity. (Item 3)
- Crosswalks to be called out and aligned with drive aisle to reduce tire wear. (Item 4)
- Please contact Aurora Forestry to pay the tree mitigation fee. (Item 7)
- There are easements to be dedicated and a License Agreement process to be started. (Item 9)

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. **Repeat Comment:** Please remove AutoCad SHX test items in the comment section. Please flatten to reduce selectability of the items.
Response: See the attached updated documents
- 2B. Data Block in the cover sheet and Data Block in sheet number 8 don't match. Please ensure the Parking data correlates between the Cover Sheet and the Architectural Site Plan (sheet #8). See comment redlines.
Response: The cover sheet data block has been provided to the architect so that Sheet 8 can be updated to match.
- 2C. **Repeat Comment:** Include a *Comment Response Letter* addressing all comments provided in this letter. The last response letter responded to comments in a different review letter.
Response: Provided.
- 2D. **Repeat Comment:** Shared Parking Agreement – This executed agreement is required in the resubmittal. The Agreement is a critical element of the parking reduction adjustment. If this is not included in the resubmittal it will be rejected. Provide an accompanying letter describing how the shared parking will function with the existing synagogue at the site along Mississippi Avenue.
Response: There will be no shared parking agreement, this is the reason for the parking variance.
- 2E. *Adjustments* – In the Letter of Introduction/Narrative, provide an explanation justifying each Landscape adjustment. This is required with each request. Staff will review and analyze each request based on the justification for each. If this is not included in the resubmittal it will be rejected.
Response: Greg

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 for simplicity.

Response: The fixture type is not described on the site plan.

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

Site Plan:

4A. Requested previously for these crosswalks to be called out and aligned with drive aisle to reduce tire wear.

Response: The crosswalks and curb ramps are now aligned with the drive aisle.

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

5A. Sheet #1 Cover Sheet: Please work with Planning to determine the exact number of parking spaces required and the number of parking spaces provided. Please ensure the Parking data correlates between the Cover Sheet and the Architectural Site Plan (sheet #8)

Response: The cover sheet data block has been provided to the architect so that Sheet 8 can be updated to match. We have been through all of the submittals asking for a parking variance without any shared parking agreements. We cannot provide the required number of parking spaces on this site, and a Synagogue does not need lots of parking.

5B. Sheet #8 Architectural Site Plan: Please work with Planning to determine the exact number of parking spaces required and the number of parking spaces provided. Please ensure the Parking data correlates between the Cover Sheet and the Architectural Site Plan (sheet #8)

Response: We have been through all of the submittals asking for a parking variance without any shared parking agreements. We cannot provide the required number of parking spaces.



6. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

6A. No Comments

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

7A. Please contact Aurora Forestry to pay into the community tree fund to achieve tree mitigation. Aurora Forestry cannot approve the Site Plan until tree mitigation has been paid.

Response: Phone calls attempts have been made to Aurora Forestry to discuss payment options based on the approval of parking adjustment. No return calls have been received.

8. PROS (Curtis Bish/ 303-739-7131 / cbish@auroragov.org / Comments in Purple)

8A. No further comments

9. Land Development Review Services (Maurice Brooks/ 720-587-2657/ ronelson@auroragov.org / Comments in magenta) Andy Niquette / 303-739-7325 / aniquette@auroragov.org

9A. 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.

Response: Maurice, once we have some sort of approval that this project will be approved and we can move forward with the CD's, any and all easements will be dedicated and recorded. This is not the time to be asking for these, as this project might not ever get approved with this parking issue. We need to get this parking variance first.