

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



April 21, 2022

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

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

Dear Mr. Bachayev:

Thank you for your initial submission, which we started to process on Monday, March 28, 2022. 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 May 12, 2022. Please feel free to contact Planning staff to schedule a meeting if needed.

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.

Your Planning Commission hearing has been *tentatively* scheduled for Wednesday, June 22, 2022.

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.

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 I
City of Aurora Planning Department

cc: Wayne Anderson - Wayne D Anderson Aia Llc 7825 W Ontario Pl Littleton CO 80128
Scott Campbell, Neighborhood Services
Brittany "Brit" Vigil, ODA
Filed: K:\SDA\2313-00rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See the comments from Planning. (Items 1, 2 and 3)
- See comments from Landscaping (Item 4)
- Please submit a preliminary digital addressing .SHP or a .DWG file. Addressing (Item 5)
- The Site Plan will not be approved until the master drainage study is approved. Engineering (Item 6)
- See comments for the Parking Study, Traffic Letter and Site Plan. Traffic Engineering (Item 7)
- See comments to add, remove notes, update data block information and other comments from Fire and Life Safety (Item 8)
- Provide access path to top and bottom of outlet structure. Path must be a minimum of 12 FT wide and max 10% grade. Aurora Water (See Item 9)
- When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Forestry Division staff will conduct a tree assessment after the initial submittal. (Item 10)
- Your property abuts the Westerly Creek Regional Greenway and Trail corridor to the south. Whenever development occurs adjacent to parks or open space a 25' special landscape buffer is required. PROS (Item 11)
- The walls (License Agreement) and the easement dedications need to be completed prior to the acceptance of the Site Plan Amendment. Real Property (Item 12)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Comments were received from outside registered neighborhood organizations. (Please see the attached pdf's)

- Name: Donna George
Organization: Xcel Energy
Address: Public Service Company of Colorado dba Xcel Energy
Phone: 13035713306
Email: donna.l.george@xcelenergy.com
<http://intraweb2:80/DevelopmentPlanReviewAD/MyProjects/ViewFile.aspx?FileID=UzYCjx5HogM=>
Comment: please see attached; No resubmittals necessary.
- Name: TERRI MAULIK
Organization: 6924 S LIMA ST
Address: ARAPAHOE COUNTY PLANNING DIVISION CENTENNIAL CO 80112
Phone: 720-874-6650
Email: REFERRALS@ARAPAHOEGOV.COM
Comment: THANK YOU FOR THE OPPORTUNITY TO REVIEW AND COMMENT ON THIS PROJECT. THE ARAPAHOE COUNTY PLANNING DIVISION HAS NO COMMENTS; HOWEVER, OTHER ARAPAHOE COUNTY DEPARTMENTS AND/OR DIVISIONS MAY SUBMIT COMMENTS.
- Name: Referrals
Organization: 6924 S LIMA ST
Address: ARAPAHOE COUNTY PLANNING DIVISION CENTENNIAL CO 80112
Phone: 720-874-6500
Email: REFERRALS@ARAPAHOEGOV.COM
<http://intraweb2:80/DevelopmentPlanReviewAD/MyProjects/ViewFile.aspx?FileID=9fb/4UTazWA=>
Comment: No comment letter is attached.



2. Zoning and Land Use Comments

Coversheet – Data Block

- 2A. Per UDO Place of Worship: 1 space per 4 seats in primary place of assembly. In your letter of Introduction new facility will be approximately 22,000 square feet with a seating capacity of around **287 people**. An occupant load of 287 persons requires **72** parking spaces, not 49. Staff will work with you on parking reduction analysis as the site is located near public transit.
- 2B. Parking Study: Please use the current UDO Section 146-4.6.4 Parking Alternatives. The parking study is deficient as there is no discussion about synagogue operations and expected capacity throughout the week, which also includes expected capacity at weekly Shabbat services. Furthermore, there is no description of the expected enrollment associated with the daycare.
- 2C. If there is an opportunity for a shared parking agreement with the nearby office complex where Ohr Avner is currently located, that would be helpful in providing some additional parking as required by code.

Site Plan

- 2D. All abutting zone districts must also be labeled on the Site Plan.
- 2E. Label the access movements on the Site Plan.
- 2F. Please show internal pedestrian paths.
- 2G. Please show Dimension parking spaces.
- 2H. Trash Enclosures - Please show the location of garbage and recycle area.
- 2I. Please provide materials calculations (%'s) verifying that you are meeting the architectural design.
- 2J. Please add material calculation to the elevation pages.
- 2K. Please include a maximum of two elevations per sheet.
- 2L. Please provide a material/sample exhibit outlining colors and materials. “Darker” and “lighter” stucco is not sufficient.

3. Signage Issues

- 3A. If any monument signs are proposed the footprint must be shown on the Site Plan and Landscape Plan, with details provided on materials, colors, proposed lighting, etc. on Architectural Details page. All monument signs must match the design aspects of the building.

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

- 4A. Any adjustments in landscaping being requested should be listed on the landscape plan and the cover sheet. The Letter of Introduction should be updated to reflect the adjustment request and a hardship should be expressed. Hardships typically include easements, the presence of utilities both above or below ground, floodplain etc. The applicant shall propose mitigating measures to offset the adjustment request.
- 4B. All parking rows are to terminate with a tree and 6 shrubs. Grasses are not permitted as the only plant. Only 20% of the required plant material can be ornamental grasses.
- 4C. Buffer width required is 25' but may be reduced to 12' with a masonry wall. Provided is approximately 4'. This does not meet UDO requirements and therefore an adjustment should be requested.
- 4D. Dimension the buffer.
- 4E. These landscaped islands should be 9'x18'.
- 4F. 6 shrubs required per small island.
- 4G. Building perimeter landscape measurements.
- 4H. Adjust the location of the required street trees with the next submittal to be within the proposed detached sidewalk.
- 4I. Dimension and label the street frontage buffer once the correct detached sidewalk and curbside landscape is provided.
- 4J. Dimension and label the street frontage buffer once the correct detached sidewalk and curbside landscape is provided. Street frontage buffers are measured from the back of walk not the property line.
- 4K. Label as the Ohr Avner Synagogue.



- 4L. Provide a cross section through here. Typically, a double row of shrubs is required to screen parking lots.
- 4M. The actual landscape treatment turf vs. mulch needs to be specified. It can't be either and/or. Irrigation tap sizes are based upon water usage and the site can not contain more than 33% non-water conserving area. Please specify how this area will be landscaped.
- 4N. Unless the proposed wall for the detention pond area is being used to screen the parking lot, grasses are not permitted for this purpose.
- 4O. The curbside landscape that is the area between the face of curb and back of walk is required to be 8' wide with a 5.5' detached walk. Provide the correct curbside landscape area and adjust the location of the proposed street trees to be within the 8' area.
- 4P. Dimension and label the special landscape buffer. No encroachments are permitted eve
- 4Q. Shrubs should be contained within edger per code. Shrubs planted in native seed will be a maintenance issue.
- 4R. In connection with the note above, curbside landscapes less than 10' in width are required to be shrubs. One shrub per 40 sf of curbside landscaping. Refer to the Pre-application review letter.
- 4S. The site plan shows sidewalk in this location not rock mulch. No encroachments are permitted including sidewalks within the 25' wide Special Landscape Buffers.
- 4T. Is a dumpster proposed? If so, show the dumpster location and make sure it is enclosed and landscaped in accordance with the UDO.
- 4U. Separate out the deciduous trees from the evergreen trees.
- 4V. Increase the font size of the plant schedule too small.
- 4W. Building perimeter landscaping is not lump sum. It should be broken down by building face. Landscaping is required along the east and western faces of the building in connection with the UDO requirements. List the east and west sides separately.
- 4X. Curbside and street frontage buffers are two different requirements that must be met individually and independently of one another. One occurs with the curbside landscape (tree lawn) and the other measured from the back of walk. Both sidewalks along S. Kenton Way and S. Kingston Street are supposed to have detached sidewalks. See comments on landscape and site plan sheets. Break out the requirements individually in the table and provide the required landscaping for each.
- 4Y. Provide a table documenting the detention pond landscaping requirements.
- 4Z. Provide a column for buffer widths required/ provided for the street and non-street buffers.
- 4AA. Not required but for clarity, it might be best to provide separate tables for the curbside landscape vs. non-street and street frontage buffers and building perimeter landscaping due to the various and differing landscape requirements.
- 4BB. Non street buffer plant material is one tree and five shrubs per 40 linear feet. 30% of the trees shall be evergreen. Please refer to the pre-application review letter that details the landscape requirements.
- 4CC. Change this heading to 25' Special Landscape Buffer.
- 4DD. Remove this portion of the note.

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

- 5A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
 - Parcels
 - Street lines
 - Building footprints (If available)Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: tinyurl.com/3xe6ds46 or by contacting CADGIS@auroragov.org



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan Sheet 1

- 6A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 6B. Add the following note: The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

Sheet 2

- 6C. Indicate the material of the proposed walls.
- 6D. Dimension the ROW with arrows.
- 6E. Dimension the existing sidewalk.
- 6F. Label the pavement type - asphalt?
- 6G. Dimension the parking spaces.
- 6H. Include a section detail for the wall. Railing is required for walls over 30". Structural calcs are required for walls over 4'.
- 6I. Minimum curb radii for accesses onto public street is 15', typical.
- 6J. Street lights are required on both S Kingston Street and S Kenton Way. Please show the locations of the lights on all sheets and add the following note: Street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal.
- 6K. Label all existing and proposed easements.
- 6L. The curbside landscaping shall be 8' wide. Please provide a sidewalk easement set back 0.5' behind the back of walk for portions of sidewalk that are outside the public ROW.
- 6M. Show connection to existing.

Sheet 3

- 6N. Add slope labels on the grading plan indicating the following:
- Minimum pavement slope: 1% for asphalt, 0.5% for concrete.
 - Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.
- 6O. Add slope labels or add a label indicating the max slope in any direction for the ADA parking spaces is 2%.
- 6P. Label the ROW width.
- 6Q. Indicate the max height or height range for the retaining walls.
- 6R. For the pond:
- 2% minimum slope in the bottom of the pond.
 - Max 4' tall walls in the detention pond.
 - Show the 100-year WSEL.
 - Label the maintenance access into the bottom of the pond and dimension the width.
 - Provide an access easement that connects the pond to the ROW from within the site.
 - Show/label the proposed drainage easement for the pond.
 - Indicate the direction of emergency overflow.
- 6S. Show/label the 100-year floodplain.
- 6T. Show the base flood elevation in Westerly Creek. The lowest finished floor shall be a minimum of 1' above the base flood elevation.
- 6U. Is this a swale? If so, indicate the slope. Minimum 2% in grass swales.



6V. Label all existing and proposed easements.

6W. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Sheet 4

6X. Label the ROW

6Y. Add a note indicating if the storm sewer system is public or private and who will maintain it.

7. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

Site Plan:

7A. Redesign to remove mix of angled/90-degree parking to eliminate backing conflicts.

Traffic Letter:

7B. Provide table summarizing trip generation, include all rates, in, out and total trip generation.

Parking Management and Mobility Services (Scott Bauman / 303-739-7302 / sbauman@auroragov.org)

Parking Study:

7C. Sheet 1 - 30 Pkg Stalls? How exactly was this parking number obtained? Is it backed up by specific supply & demand data analysis?

7D. Sheet 2 - More specific data driven parking analysis is requested. No reference to a detailed "Op's Plan" appears to be provided in this document.

7E. Sheet 3 - Sabbath. Request additional information and data driven details. What about the other 6-days of the week? What is the projected vehicle demand for parking on non-sabbath days? Please provide data details/ analysis for non-sabbath days.

7F. Sheet 5 - Large events is mentioned. Please provide more information and analysis on how events are managed in relation to actual parking supply & demand on site.

7G. Assumed Demand. Request additional information & data driven details. A detailed supply & demand analysis should be provided that breaks down projected parking use by Daytime use, Evening use, and Weekend use. Also, please explain & identify any/all potential peak parking days and associated times.

7H. This number seems arbitrary. How exactly was this number determined (min 30) as no analytical data or specific parking supply and demand analysis appears to be provided for this specific site/use. More information is requested.

7I. Regarding on-site employee parking, how many employee cars will be parking on a daily/regular basis?

7J. Is a *shared parking agreement* being arranged to ensure proper parking resources are available when needed?

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

8A. Sheet 1 of 14 / Cover

- See comments to add and remove notes.
- See comment to update data block information.

8B. Sheet 2 of 14 / Site

- See multiple comments for gating systems.
- See updated sign details.
- Please label accessible parking signs.
- See comments to show and label FDC, knox box & riser room.

8C. Sheet 3 of 14 / Grading

- Show the accessible parking spaces and isle on grading sheet.
- Provide a detail of the accessible parking.

**8D. Sheet 4 of 14 / Utility**

- See comments to show new and existing fire hydrant locations.
- See comment to remove fire hydrant.
- See comment to provide a water main.

8E. Sheet 5 of 14 / Landscaping

- See comment to show new and existing fire hydrants.

8F. Sheet 8 of 14 / Photometric

- See note to show accessible route to ROW.
- See comment to update the shade area; this areas parking arrangement is different than other sheets.
- Please show the accessible route sidewalk.

8G. Sheet 14 of 14 / Elevations

- See comments to show and label FDC, knox box & riser room door.

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

- 9A. Provide access path to top and bottom of outlet structure. Path must be a minimum of 12 FT wide and max 10% grade.
- 9B. Please dimension separation between Fire service and hydrant. Minimum 5 Ft.
- 9C. Please dimension separation between water and sanitary. Minimum 10 Ft.
- 9D. Meter and hydrant cannot be placed in hardscape. Please relocate to a landscaped area.

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

- 10A. When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Forestry Division staff will conduct a tree assessment after the initial submittal.
- 10B. Mitigation for trees removed from the property can be accomplished by trees being planted back onto the site through the landscape plan, payment made into the Tree Planting Fund, or a combination of the two. If trees are planted on the site, the mitigation requirement is an inch-for-inch replacement. This is in addition to the regular landscape requirements. Once Forestry Staff conducts the tree assessment, a spreadsheet will be provided showing the dollar value of the trees that will be removed as well as the number of inches required for replacement back onto the site.
- 10C. Civil and SWMP plans will not be approved by Aurora Forestry until tree mitigation has been approved through the Site Plan Process.
- 10D. Any trees that are preserved on the site during construction activities, this includes those trees on the neighboring property, shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <https://www.auroragov.org/cms/one.aspx?pageId=16394080>

11. PROS (Alex Grimsman / 303-739-7154 / agrimsman@auroragov.org / Comments in mauve)**11A. Special Landscape Buffer**

- Your property abuts the Westerly Creek Regional Greenway and Trail corridor to the south. Whenever development occurs adjacent to parks or open space a 25' special landscape buffer is required. This buffer is measured from the property line in and may not be encroached into with any building, parking, detention, or water quality ponds. Please removed the encroachment into the special landscape buffer.
- Per the UDO, the landscape required includes 1 tree and 10 shrubs per 30 linear feet.



- 11B. Aurora Water will be constructing stormwater improvements to Westerly Creek south of your site. This project will include construction of a new 10-foot detached walk along Kenton St. from Westerly Creek north to E. Mississippi Ave. Please coordinate with Clinton Weisz (Cweisz@auroragov.org) for more information regarding timing and requirements of this project.
- 11C. Please include the planned 10-foot detached sidewalk within your plan set.

Page 6

- 11D. Rename PROS (South) Buffer to Special Landscape Buffer (South).

12. Real Property (Maurice Brooks/ 720-587-2657/ ronelson@auroragov.org / Comments in magenta)

- 12A. The walls (License Agreement) and the easement dedications need to be completed prior to the acceptance of the Site Plan Amendment. Go to this link for the Real Property web page document links:
<https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>

- 12B. License Agreement needed for the walls in the Drainage Easement Go to this link for the Real Property web page document links: <https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>
- 12C. Offsite sidewalk easement needed for the ramp in the other Lot
- 12D. Sidewalk easement needed for ramp in the Lot



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

April 14, 2022

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Rachid Rabbaa

Re: OHR Avner Synagogue, Case # DA-2313-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **OHR Avner Synagogue**. Please be aware PSCo owns and operates existing electric distribution facilities along the east property line. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document (i.e. transformers), in which case a Right-of-Way Agent will need to be contacted.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

No resubmittals necessary.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



ARAPAHOE COUNTY

PUBLIC WORKS & DEVELOPMENT

BRYAN D. WEIMER, PWLF Director

6924 South Lima Street

Centennial, CO 80112-3853

Phone: 720-874-6500 Relay

Colorado: 711

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Engineering Services Division Referral Comments

April 1, 2022

City of Aurora Planning & Development Services 15151 E
Alameda Parkway, Ste 2300
Aurora, CO 80012
Attn: Rachid Rabbaa, Planning Case Manager

RE: OHR AVNER SYNAGOGUE - SITE PLAN W/ADJUSTMENT DA-
2313-00 (1613062)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. The Engineering Division has no comments regarding the referral at this time based on the information submitted.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

If you have any questions, please feel free to contact our offices at 720-874-6500.

Sincerely,

Sue Liu, P.E., CFM

Arapahoe County Public Works & Development

Engineering Services Division

cc Arapahoe County Case No. 022-116