



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

October 31, 2022

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

Re: Second 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 second submission, which we started to process on October 13, 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 November 22, 2022. **You have outstanding development review fees in the amount of \$16,518.00. The fees need to be paid prior to the commencement of the next review.**

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, January 11, 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7541 or rabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner I
City of Aurora Planning Department



Second Submission Review

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 and Land Use Comments

2A. Fee of \$ 16,518.00 is due prior to the third submission.

Response: Ruben, has this been paid???

2B. Please – Combine all Your Site Plan Sheets (Cover sheet, Landscape Plan, Photometric, Elevation Plan..) into a single pdf categorized as a Site Plan. Do not resubmit separate pdf's of the site plan components.

Response: Please see that attached revised submittal

2C. Please Number all your Sheets.

Response: Please see that attached revised submittal

2D. Please update the date on all your documents Coversheet
– Data Block

Response: The title block has been updated.

2E. Parking Study – This was not updated. All previous comments apply. The resubmittal will not be accepted if the Parking Study and Traffic Letter are not revised when resubmitted.

Response: this was sent in our last submittal it is attached again in this submittal please make sure you read it this time.

2F. Please Submit a revised traffic letter.

Response: this was sent in our last submittal it is attached again in this submittal please make sure you read it this time.

Site Plan

2G. The required parking spaces dimensions are 19' in depth and 9' in width. Modify on the site plan.

Response: The dimensions have been revised as requested.

2H. Trash Enclosures - Please show the location of garbage and recycle area. **(REPEAT COMMENT)**

Response: A trash enclosure is provided near the NE corner of the building. It is labeled on the Site Plan sheet.

Note: 7E below they commented on the trash enclosure so we know that the city is seeing it...!!!

2I. Match the Parking Calculations Table with the Data Block Table.

Response: Parking calculations have been updated.

2J. Please remove AutoCad SHX test items in the comment section. Please flatten to reduce select-ability of the items.

Response: SHX items have been removed from the all sheets.



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

3A. Adjustments are required for several sections of the landscape code. These adjustments should occur on the Cover Sheet, the Landscape Plan and within the Letter of Introduction (LOI). The LOI should list the adjustment, the hardship encountered, and the mitigating measure being offered to offset the adjustment request. The following adjustments are needed: Street frontage buffer for both S. Kenton Way and S. Kingston Street, Special Landscape Buffer and Non-Street Buffer along the north.

Response: Adjustments and associated request information have been provided on the Cover Sheet and Landscape Plan. The project narrative has also been revised for adjustment requests.

Landscape Plan Sheet

3B. Text mask/darken or pull the text outside of the dimension so that it is legible. All street and non-street buffers.

Response: Text has been pulled outside of the dimension.

3C. Add a third street tree along S. Kingston Street. Remove one of the trees in the buffer activity area if needed. Currently the code for this is not being met. Three street trees are required.

Response: Additional tree has been provided along S. Kingston Street.

3D. Please use wheel stops along the parking lot as there will be 1.5' of car overhang into this shrub bed. The dwarf burning bush while an excellent screen, will get too large for the planting space. Grasses may not be used to screen the parking lot in this location.

Response: Wheel stops are now provided. Lodense Privet provided for screen in location.

3E. The Special Landscape Buffer is required to be 25' No reductions are possible.

Response: During August 31, 2022 staff and consultant meeting, Alex Grisman provided verbal approval to reduce the 25' special landscape buffer to 20'. Adjustment provided for this item.

3F. Given that the sidewalk along S. Kenton Way is considered a major trail connection, the plantings along here should not get wider than 3.5'. The dwarf burning bush is listed at 6'-8' wide potentially. Consider just ornamental grasses, possibly Karl Forester.

Response: Dwarf Burning Bush removed, Karl Forester grasses provided in location.

Landscape Details

3G. Update the landscape table per the comments provided.

Response: Landscape tables have been revised per comments.

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

4A. **(REPEAT COMMENT)** 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

Response: The CAD file is included with this submittal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**5. Civil Engineering** (Julie Bingham/ 303-739-7403/ jbingham@auroragov.org / Comments in green) **Site Plan Sheet 1**

5A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Response: Noted.

5B. The streetlight

Response: Streetlights have been added.

Sheet 2

5C. Show the proposed sidewalk connecting to the existing sidewalk.

Response: The sidewalks now connect.

5D. Street lights are required on both S Kingston Street and S Kenton Way. Please show the locations of the lights on all sheets.

Response: Streetlights are now shown and labeled.

5E. The Kingston Road improvements should transition back to existing with an appropriate taper after the end of the property line.

Response: A transition is now provided as requested.

Sheet 3

5F. Advisory: all walls within detention ponds require structural calcs with the civil plans.

Response: Noted.

5G. Provide slope labels on the bottom of the pond. Minimum 2%.

Response: We are proposing a rain garden, not an extended detention basin. Therefore, the bottom should be completely flat. It now labeled with a slope of 0%.

5H. Show railing on the wall on both sides. Railing is required for walls over 30".

Response: Railings have been added to the section view.

5I. Show railing on the wall.

Response: Railings now shown and labeled.



5J. Unpaved swales are required to either have underdrains or be paved with concrete if the slope is less than 2%.

Response: The slope has been increased to 2%.

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Sheet 7

5K. There is a conflict between the proposed landscaping and the proposed maintenance access into the pond.

Response: Landscape has been revised to accommodate the proposed maintenance access into the pond.

Sheet 9

5L. Please remove AutoCad SHX test items in the comment section. Please flatten to reduce select-ability of the items.

Response: Plans have been flattened.

5M. Indicate a light fixture and pole for the required public street lights. There is now a draft list of pre-approved lights and poles available. Please contact me directly if you need a copy: jbingham@auroragov.org

Response: Please see the attached revise photometric plan

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

Site Plan:

6A. Previous comment not addressed 19', typ.

Response: this was addressed and was included in the last submittal it is included again in this submittal, please review, and respond to it accordingly.

6B. Provide parking stall length dimension, 19' typ.

Response: 19' length is now provided.

Traffic Letter:

7B. Previous comment not addressed. provide table summarizing trip generation, include all rates, daily, and peak hour (AM/PM) in, out and total trip generation.

Response: this was addressed and was included in the last submittal it is included again in this submittal, please review, and respond to it accordingly.

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

7C. Previous comments not addressed.

Response: this was addressed and was included in the last submittal it is included again in this submittal, please review, and respond to it accordingly.

7. Fire / Life Safety (Mike Dean / 303-739-7447 / MDEAN@auroragov.org / Comments in blue)

7A. Sheet 1 of 14 / Cover

Comment: The accessible parking spaces needed for this site are based on the occupant load of this structure. If the variance is approved by the planning department, it should state that number of accessible parking is required for 138 spaces instead of the 34 requested. Per the table below, 4 standard accessible spaces and 1 van accessible space are required for 138 parking spaces.

Response: Additional handicap spaces have been added.



7B. Sheet 2 of 14 / Site

- Include notes and symbols with details.
- Provide a minimum 23' fire lane easement in this area. On this sheet provide fire lane signage as indicated in the fire lane notes detail to the left.
- Extend the accessible route to the accessible access aisle.
- Show light poles within the plans. Ensure no portion of the light poles encroach into the fire lane easement.
- Provide a Knox Box label and symbol at this location.
- Show wheel stops in these areas.
- Revise the location of the fire department connection, Knox Box, fire riser room, and door location.
- Connect accessible route in this area.

Response: The plans have been revised to address all of these comments.

7C. Sheet 3 of 14 / Grading

- Provide a minimum 23' fire lane easement in this area. TYP
- Show the revised accessible route within sheet 2 on the grading plan.

Response: Now provided.

7D. Sheet 4 of 14 / Utility

- This dashed line delineation seems out of place. Is it the intent of the site designer to provide this small easement?
- Provide a minimum 23' fire lane easement in this area. TYP
- See sheet 2 for revisions needed for this sheet.
- Extend the fire service line to the location of the fire riser.
- Remove the fire hydrant and lateral. an existing fire hydrant is shown above and is adequate to serve this site.

Response: All comments have been addressed.

7E. Sheet 5 of 14

- Extend the accessible route in this area since it is needed to connect to the exterior dumpsters.
- Comment: The accessible parking spaces needed for this site are based on the occupant load of this structure. If the variance is approved by the planning department, it should state that number of accessible parking is required for 138 spaces instead of the 34 requested. Per the table below, 4 standard accessible spaces and 1 van accessible space are required for 138 parking spaces.

Response: Accessible route has been extended. Additional handicap spaces have been provided.

7F. Sheet 7 of 14 / Landscape

- Adjust and show FDC and Knox Box in this area. See sheet 2.
- See the comment to update the shaded area; this area's parking arrangement is different from other sheets.
- Add feet to 5. Example: 5' or 5 feet.

Response: FDC and Knox Box locations shown on site plan, floor plan and the landscape plan.

7G. Sheet 9 of 14 / Photometric

- This portion of the accessible route has not been shown on previous sheets. If intended to be utilized adjustments will be needed to provide curb ramps, increased lighting, and crosswalks.
- See sheet 2 for a request for an accessible route extension in this area.
- Note and photometric plan do not match the lighting requirements needed along the accessible route.

Response: Please see the attached revise photometric plan



7H. Sheet 10 of 14 / Photometric

- Show light poles within the plans. Ensure no portion of the light poles encroach into the fire lane easement.

Response: Please see the attached revise photometric plan

7I. Sheet 10 of 14 / Basement Floor/Main Floor

- Show and label the fire riser room and fire riser room exterior door.
- The fire service line will need to be extended to the fire riser room.
- Missing sheet number. Ensure all sheets reflect a sheet number. TYP
- Is this area intended to be part of the exterior accessible route? If so, please show on all plan sheets showing the exterior accessible route.

Response: the fire riser room has been added, please see sheet 13 in the resided documents.

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

- 8A. Please match the site plan and show this area as a tree lawn/curbside landscape. Plan currently shows a hardscape.

Response: Site plan and landscape plans match.

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

- 9A. Please update the tree mitigation chart and identify how mitigation will be achieved. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation. Tree mitigation is over and above the required landscape code.

The caliper inches that will be lost are 45”, but only 9” would be required for planting back onto the site. The mitigation value is \$600.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
7	Siberian elm	16	\$215.72		3
19	Siberian elm	19	\$303.14		4
20	Siberian elm	10	\$85.85	Multi-stem	2
Total		45	\$604.71		9

NOTE: Mitigation values based on the International Society of Arboriculture’s Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

Response: Sheet 5 has been revised to include updated tree mitigation chart. Based on limited area for mitigation inches to be planted over and above required code trees, mitigation value to be provided.

10. PROS (Joseph Odrzywolski / 303-739-7147 / jodrzywo@auroragov.org / Comments in Purple)

- 10A. Sheet 4 – Utility Plan: Bank protection is needed at this outfall location to prevent erosion of the bank along the City-owned channel.

Response: Rip-rap is now shown and labeled at this outfall.



10B. Sheet 7 – Landscape Plan: We recognize that there are some encroachments into the 25' special landscape buffer by the basin wall and on-site sidewalk. The applicant should request an adjustment for these encroachments with subsequent plan submittals.

Response: Adjustment to be provided for this item.

10C. Sheet 7 – Landscape Plan: Given the proximity of the basin wall, planting that provides a vertical element or barrier year-round without encroaching on the trail would be preferable over grasses.

Response: Grasses added per Comment 3F.

10D. Sheet 7 – Landscape Plan: Same note as Sheet 4.

Response: Landscape revised to accommodate inlet protection.

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

11A. **Repeated comments from the last review.** Dedicate the easements by separate documents and label the same. Submit your documents to dedicationproperty@auroragov.org to start or continue the process. Add the objects to the License Agreement as shown thereon. Submit your documents to licenseagreement@auroragov.org to start or continue the process.

Response: Easements will be dedicated by separate documents at the time of civil plan submittal.