



Planning Division
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January 9, 2023

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

Re: Third 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 third submission, which we started to process on December 21, 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 January 31, 2023.

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.

The public hearing date will be based on the next review cycle and how well outstanding comments are addressed.

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:\\$DA\2313-00rev3.rtf



Third 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. Please remove AutoCad SHX test items in the comment section. Please flatten to reduce select-ability of the items. Coversheet – Data Block.

2B. Parking Study – Please update the parking calculation and data block.

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

3A. If an adjustment is being requested, it should be listed in the adjustments box.

3B. What is this surface treatment? The hatch has not been identified in the legend on this page.

3C. Add the fence symbology to the legend.

3D. Specify in the legend what this hatch/surface material is intended to be.

3E. Is this intended to be rip rap? Is it possible to specify just cobble given the frequency at which this pond is likely to overflow and the presence of rip rap in the curbside landscape/pedestrian area is less than ideal.

3F. Please use wheel stops along here as there will be 1.5' of car overhang into this shrub bed. The response to comments indicates that wheel stops were being provided, but there don't appear to be any.

3G. Label/call out the fence.

3H. Include the grasses as they are equivalent to shrubs since they are being provided at 5-gallon size.

3I. Add an asterisk and a note "Adjustment being requested"

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

4A. No Comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

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

5B. There are proposed streetlights in these locations on the site plan sheet. Please show them here and indicate a fixture type in conformance with the draft list of pre-approved fixtures for local streets.

6. Traffic Engineering (Carl Harline / 303-739-7584/ charline@auroragov.org / Comments in amber)

Site Plan:

6A. STOP Sign needs to be identified in the legend.

6B. Label pavement marking type, color & size.

6C. Parking: Only 33 are shown.

Traffic Letter:

Traffic Letter minor corrections needed, looked at parking study, forwarded to Bauman/Site Plan reviewed with minor comments

6D. Ok with trip generation, note incorrect trip calculation for AM peak total. Nearest signalized Mississippi intersection needs to be corrected. Need to confirm Miss. & Kenton ped heads with Stormwater Improvements Project.

6E. Note that nearest traffic signal on Mississippi is at Kenton, 375 ft to the north, and Moline, >1,600 to the NE. Signalization to the south of the site is even further away.



- 6F. Moline & Mississippi is over 1,600 ft NE of the site to the EAST (not west). Talking about Kenton instead?
- 6G. City will review and see if ped head upgrades were made, crossing of Mississippi is 90 feet, so ped clearance is 26 sec., countdowns should be required here, but City will investigate.

Parking Study

- 6H. Only 33 were identified on the updated Site Plan.
- 6I. Where are these located?
- 6J. Additional HC spaces here reduces the 11 spaces to 10, 33 total.
- 6K. Questioning the non-sabbath day uses and needs for parking spaces.
- 6L. Concur, no off-street parking provided.
- 6M. 9 off-street spaces provided.
- 6N. Up to 5 spaces on-site.
- 6O. What activity was conducted on this day, and is it a typical or special activity?
- 6P. The site plan indicates both floors are used for operations.

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

- 7A. The data block's parking count doesn't match the parking calcs shown on Sheet 8. Please indicate the actual parking count and match sure the plan reflects shown count.
- 7B. Light Poles shown on plans extend into Fire lane easement-Please relocate out of Fire Lane easement and resubmit.
- 7C. Suggested locations/placement of signs for the Fire Lane easement (TYP).
- 7D. Additional Knox Box location at the north side of the building is not necessarily given the proximity to the front main entry Knox box. Recommend removal.
- 7E. Will the exterior door be provided to Fire riser Room? If so, please show it on the plans and include the door swing.
- 7F. Please show all Accessible Parking Spaces on Grading Plan. A maximum of 2% grade is allowed in areas where Accessible Parking Spaces will be located.
- 7G. This dashed line delineation seems out of place. Is it the intent of the site designer to provide this small easement? Still not clear why a small easement is being provided in this area.
- 7H. Please show the door to Fire Riser Room on plan and remove the additional Knox Box Location. This may require the relocation of the FDC based on location.
- 7I. Please correct to say "Knox" not know.
- 7J. Add the following note as note #13.
- 7K. The accessible route should go through the crosswalks and extend into the access aisles for the parking as shown in blue.
- 7L. Connect two Accessible Routes at Kingston side.
- 7M. Please provide the north and west elevations.

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

- 8A. Provide a minimum of 2% for the bottom of the pond.
- 8B. What is this line for? Duplicate fire lines?

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

- 9A. Please 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.

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

- 10A. Rip rap should extend to the toe of the slope at the channel bench.



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

- 11A. There are some easement dedications needed 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.
- 11B. Add this to the License Agreement for the objects here in the easements. Send the documents to licenseagreement@auroragov.org to start the process for the License.
- 11C. Send the easement dedication documents to: dedicationproperty@auroragov.org to start the dedication processes.
- 11D. Add "to be dedicated by separate document"
- 11E. Send in the off-site dedication in a separate document