



Planning Division  
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January 9, 2023

**Responses: July 24, 2023**

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

**Re: Responses to: 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 [rabbaa@auroragov.org](mailto:rabbaa@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\2313-00rev3.rtf



## 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.

*Response: Awesome... it would appear the community is behind this project*

### 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.

*Response: Please see the attached revised submittal.*

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

*Response: Parking calculations and data block have been updated.*

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

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

*Response: Landscape buffer adjustments have been provided on cover sheet and landscape plan sheet.*

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

*Response: Surface treatment is to be Class 6 roadbase and is identified on the landscape plan sheet.*

3C. Add the fence symbology to the legend.

*Response: Fence symbology added to the legend on the landscape plan.*

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

*Response: Hatch/surface material added to the legend.*

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.

*Response: 4"-8" cobble to be provided in the area and is called out on landscape plan.*

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.

*Response: Wheel stops are provided in area.*

3G. Label/call out the fence.

*Response: Label/call out is provided.*

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

*Response: Grasses quantity is included in table.*

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

*Response: Asterisks and note are provided.*

### 4. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

4A. No Comments.

*Response: Thank you Phil*



## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **5. Civil Engineering** (Julie Bingham/ 303-739-7403 / [jbingham@auroragov.org](mailto: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.  
*Response: Noted*
- 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.  
*Response: Light poles are now shown.*

### **6. Traffic Engineering** (Carl Harline / 303-739-7584/ [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

#### **Site Plan:**

- 6A. STOP Sign needs to be identified in the legend.  
*Response: The sign symbol is included in the legend. The proposed stop signs are labeled on the site plan.*
- 6B. Label pavement marking type, color & size.  
*Response: Now labeled.*
- 6C. Parking: Only 33 are shown.  
*Response: Data table and site plan match.*

#### **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.  
*Response: A new traffic letter has been provided, dated 13Jan23. It updates the trip calculation AM peak total (page 2), corrects the nearest intersection (page 3), and addresses all other notes provided in the red lines.*
- 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.  
*Response: The new traffic letter dated 13Jan23 updates this on page 3.*
- 6F. Moline & Mississippi is over 1,600 ft NE of the site to the EAST (not west). Talking about Kenton instead?  
*Response: The new traffic letter dated 13Jan23 updates this on page 3.*
- 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.  
*Response: The new traffic letter dated 13Jan23 notes this on page 4.*

#### **Parking Study**

- 6H. Only 33 were identified on the updated Site Plan.  
*Response: A new parking study has been provided, dated 13Jan23. 33 parking spaces have been noted on the parking study, which matches the count on the site plan.*
- 6I. Where are these located?  
*Response: The offsite parking space location is noted on page 1 of the parking study.*
- 6J. Additional HC spaces here reduces the 11 spaces to 10, 33 total.  
*Response: 33 parking spaces have been noted on the parking study, which matches the count on the site*



*plan.*

- 6K. Questioning the non-sabbath day uses and needs for parking spaces.  
*Response: Discussion on the use during non-sabbath days have been noted on Page 3 of the parking study.*
- 6L. Concur, no off-street parking provided.  
*Response: Noted.*
- 6M. 9 off-street spaces provided.  
*Response: Updated on page 4 of the parking study.*
- 6N. Up to 5 spaces on-site.  
*Response: Updated on page 5 of the parking study.*
- 6O. What activity was conducted on this day, and is it a typical or special activity?  
*Response: The days chosen for the existing parking study were random. Tuesday was a typical day.*
- 6P. The site plan indicates both floors are used for operations.  
*Response: Please see page 7 of the parking study.*

**7.Fire / Life Safety** (William Polk – Erick Bumpass / 303-739-7371 / [wpolk@auroragov.org](mailto: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.  
*Response: Sheet 8 should be updated to match the cover sheet.*
- 7B. Light Poles shown on plans extend into Fire lane easement-Please relocate out of Fire Lane easement and resubmit.  
*Response: Light poles have been shifted to outside the fire lane easement.*
- 7C. Suggested locations/placement of signs for the Fire Lane easement (TYP).  
*Response: Fire lane signs are now shown and labeled.*
- 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.  
*Response: The knox box has been removed from the north side.*
- 7E. Will the exterior door be provided to Fire riser Room? If so, please show it on the plans and include the door swing.  
*Response: Door is now shown.*
- 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.  
*Response: ADA parking is now shown with a 2% cross-slope.*
- 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.  
*Response: Yes, that access easement is only from the access drive to the rain garden. It allows the city to access the rain garden for maintenance.*
- 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.  
*Response: The door and FDP are now shown.*
- 7I. Please correct to say "Knox" not know.  
*Response: Corrected.*
- 7J. Add the following note as note #13.  
*Response: Note has been added.*
- 7K. The accessible route should go through the crosswalks and extend into the access aisles for the parking as shown in blue.  
*Response: see the attached revised site plans*
- 7L. Connect two Accessible Routes at Kingston side.  
*Response: see the attached revised site plans*



7M. Please provide the north and west elevations.

*Response: See the attached revised submittal*

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

8A. Provide a minimum of 2% for the bottom of the pond.

*Response: No. This is a rain garden, not an extended detention basin. The bottom must be flat.*

8B. What is this line for? Duplicate fire lines?

*Response: Duplicate lines has been deleted.*

**9. Forestry** (Becky Lamphear/ 303-739-7139 / [rlamphear@auroragov.org](mailto: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.

*Response: Based on limited area to meet landscape code, tree mitigation values to be paid by Owner. Note provided on sheet.*

**10. PROS** (Joseph Odrzywolski / 303-739-7147 / [jodrzywo@auroragov.org](mailto:jodrzywo@auroragov.org) / Comments in Purple)

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

*Response: Rip-rap has been extended as requested.*

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

11.A There are some easement dedications needed and a License Agreement process to be started. Send the documents to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) and [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org) (respectively) to start or continue these processes.

*Response: Easement dedications and license agreement will be submitted at the time of construction documents.*

11B. Add this to the License Agreement for the objects here in the easements. Send the documents to [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org) to start the process for the License.

*Response: Noted.*

11C. Send the easement dedication documents to: [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) to start the dedication processes.

*Response: Noted.*

11D. Add "to be dedicated by separate document"

*Response: Added as requested.*

11E. Send in the off-site dedication in a separate document

*Response: Noted.*