



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

April 22, 2025

Melaku Ameneshoa
Debreselam Medhanealem
(Savior of The World) Church
11 N Jamestown Way
Aurora, CO 80018

Re: (Third) Submission Review: Debreselam Medhanealem (Savior of The World) Church - Site Plan
Application Number: DA-2386-00
Case Number: 2024-6033-00

Dear Melaku Ameneshoa:

Thank you for your third submission, which we started to process on April 8, 2025. 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 9, 2025. A resubmittal will not be accepted unless all comments including the repeat comments are adequately addressed in the response letter and plan set.

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 estimated Planning & Zoning Commission date will be determined upon the final review letter. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing 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 303-739-7133 or akarabas@auroragov.org

Sincerely,

Ani Karabashian
Planner I
City of Aurora Planning Department

cc: Todd Hager
Jazmine Marte, ODA
Filed: K:\SDA\2300-2399



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Repeat Comment: Pedestrian Pathways in Parking Lot (see Item 2A)
- Repeat Comment: Building Perimeter Landscaping (see Item 3B)
- Repeat Comment: Please ensure that 6th Ave is classified as a Major Arterial (see Item 5C)
- SB left lane at 6th and Ventura (see Item 6B)
- Repeat Comment: Third request to relocate FDC and hydrant (see Item 7F)
- Preliminary Drainage Report or Letter Approval Required Before Approval of Site Plan (see 8A)

PLANNING DEPARTMENT COMMENTS (Comments in Dark Cyan)

1. Community Questions, Comments, and Concerns

1A. No Comments

2. Lighting Comments

Sheet 7 (See Redlines on Site Plan)

2A. (Based on a Last Review's Comment) See the highlighted Area on the Plan. Please add a lighting fixture to make sure this portion of the property complies with the following section of code: Private sidewalks and internal pedestrian paths are required to be lit with full cutoff shielded lighting fixtures no more than 16 feet tall and provide consistent illumination of at least one foot candle on the walking surface. Please revise plans to have the private sidewalks and paths that are highlighted on the plan to conform to the 1 foot candle requirement.

3. Landscaping Issues (Tammy Cook / 954-266-6488 / tdcook@Auroragov.org / Comments in bright teal)

Sheet 5

3A. Per the comment/ response this area will be the future phase. Label this area: Open Space Picnic Area (Future Phase).

Sheet 6 (In the Landscape Requirements Table)

3B. Repeat Comment: The building perimeter should include the south perimeter of both buildings (136'+ 170'=306') and east perimeter of both buildings (93'+99'=192'). These perimeters should be called out separately and the provided trees/shrubs provided. The South (306') and East (192') perimeters are not called out separately and the shrubs are not noted.

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: <https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Sara Siggue / (303) 739 1958/ ssiggue@auroragov.org / Comments in green)

Sheet 1

5A. 3rd Referral Comments in green were made by Development Services reviewer Sara Siggue. Please reach out to her at ssiggue@auroragov.org for any comments or questions.

Sheet 2

5B. Understood final site plan approval will be granted once the 6th Ave roadway improvements are reviewed and approved.

Sheet 3

5C. **Repeat Comment: Please ensure that 6th Ave is classified as a Major Arterial.**

5D. **Repeat Comment: Please ensure that the maximum transverse slope of the fire lane easement doesn't exceed 4%.**

Sheet 9

5E. Remove copyright notes restricting reproduction of the approved plans and reports. (3.D.7 of the 2025 COA Roadway Manual) (TYP).

6. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in orange)

Traffic Impact Study:

6A. The Add note about assumption of 25' for vehicle queued at non signalized intersection.

6B. A SB left lane at 6th and Ventura is warranted based on volumes.

Site Plan

6C. Two turn lane striping is being evaluated for Ventura. This could be a change during civil plans.

7. Fire / Life Safety (Stephen Kirchner / (303) 739-7489 / stkirchn@auroragov.org / Comments in blue)

Sheet 2

7A. Please identify all public and main entrances in Building A and Building C. Make sure at least 60% of all public entrances are accessible. TYP

7B. Knox boxes should be located at main entrance to building and fire riser room.

7C. **Repeat Comment: Accessible route must connect to trash enclosure. TYP**

7D. Use notes provided to show location of Knox Boxes.

7E. Accessible routes shown on sheet 2, sheet 3, and sheet 7 are all different.

7F. **Repeat Comment: Third request to relocate FDC and hydrant to the position indicated. This location provides better visibility of the strobe above the FDC for fire crews responding. The current location also has a ramp which obstructs access to the FDC. See image provided.**

Sheet 3

7G. Accessible route ends at public ROW. Area marked in blue is not required.

7H. Accessible routes shown on sheet 2, sheet 3, and sheet 7 are all different.

Sheet 5

7I. Provide 3 foot paved path to FDC.

7J. **Repeat Comment: Third request to show fire riser room and Knox box locations on landscape sheet.**

7K. See notes on sheet 2 regarding FDC and hydrant placement.

Sheet 7

7L. 1009.7 Exterior areas for assisted rescue. Exterior areas for assisted rescue shall be accessed by an accessible route from the area served. Where the exit discharge does not include an accessible route from an exit located on the level of exit discharge to a public way, an exterior area of assisted rescue shall be provided on the exterior landing in accordance with Sections 1009.7.1 through 1009.7.4.

7M. Every path of exit discharge must connect to an accessible route.

7N. Accessible routes shown on sheet 2, sheet 3, and sheet 7 are all different.



Sheet 9

- 7O. Knox boxes should be located at main entrance to building and fire riser room. Use notes provided to show mounting locations. TYP
- 7P. Identify Sanctuary as Building A from site plan. TYP
- 7Q. Add these signs to elevations. TYP
- 7R. Use notes provided to show mounting location of FDC. TYP
- 7S. Requested location of FDC.
- 7T. **Repeat Comment: Third request. For each building, where applicable, show the following features: FDC, fire riser room door, Knox box. TYP**

Sheet 11

- 7U. Identify Main Hall as Building C from site plan. TYP
- 7V. FDC and Knox location is different from site plan.

8. Aurora Water (Casey Ballard / (303) 739-7382 / cballard@auroragov.org / Comments in red)

- 8A. **ADVISORY:** The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved.

Sheet 4 (See redlines on Site Plan)

- 8B. Where did the grease interceptor go?
- 8C. What is this clean out for?

Sheet 5

- 8D. Access to the top of the outlet structure is not to be within the 100-year water surface elevation. This will be further reviewed during the civil plan review.
- 8E. Advisory: I would advise against having trees on top of your sanitary sewer service.