



Planning Division
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AuroraGov.org

January 6, 2025

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

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

Dear Melaku Ameneshoa:

Thank you for your second submission, which we started to process on December 16, 2024. 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 20, 2025.

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***. Please be sure to address all comments including the repeat comments noted in the resubmittal. 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 akarabashian@auroragov.org.

Sincerely,

Ani Karabashian
Planner I
City of Aurora Planning Department

cc: Todd Hager | Galloway, 5500 Greenwood Plaza Ste 200, Greenwood Village, CO, 80111
Jazmine Marte, ODA
Filed: K:\SDA\2386-00rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Pedestrian Pathways in Parking Lot (see Item 3B)
- Submit a Preliminary Digital Addressing (see Item 7A)
- Provide Typical Sections for Proposed Public Streets (see Item 8E)
- Traffic Impact Study Revisions (see Item 9A-9S)
- Verify with CDOT (see Item 9T)
- Show Turning Radii for Fire Lane Easement (see Item 10I)
- Contact Reviewer Regarding 4" Line (see Item 11G)
- Submit Certified Letter to City (see Item 12A)
- Storm Sewer Improvements Do Not Match Utility Line Work (see Item 13A)
- Land Development Services "Late" Comments (see Item 14B)

PLANNING DEPARTMENT COMMENTS (Comments in Dark Cyan)

1. Community Questions, Comments, and Concerns

1A. No Comments

2. Completeness and Clarity of the Application

- 2A. Avigation Easement: Confirmation Jeffery Moore sent the Avigation Easement to Real Property for final review and to be recorded on December 13th, 2024. Please verify if the applicant has received the recorded copy from Jeffery Moore.
- 2B. *(See redline on Sheet 2)* Please identify. Is this a proposed fence? Provide the fence details on a detail sheet including the height and material type.
- 2C. Please include more details regarding the proposed courtyard area. If needed, include a separate detail sheet to show the additional details including how the applicant plans for the courtyard to be designed and used.
- 2D. Please revise sheets 9-14 to make sure that the page number is a whole number (i.e. 1, 2, 3) in sequential order rather than A4.01, A4.02, A2.01C, ect.

3. Access and Connectivity

Sheet 2 *(See redlines on Site Plan)*

- 3A. Please provide the dimension for the drive aisle widths in the new parking lot area.
- 3B. Staff has concerns related to the pedestrian movement between the newly proposed parking lot area to the main entrance of the church. Staff recommends that the applicant provide pedestrian walkways through a landscape medians and possibly aligning the drop off area with that walkway to create a cohesive pedestrian pathway that creates a safer condition.

4. Architectural and Urban Design Comments

- 4A. Staff Recommendation: Since the east elevation of Building B faces the southern vehicle entrance, consider revising the design of the façade as a primary façade since that will be one of the first features visitors will be seeing as they enter the property.
- 4B. There is a reduction of quality between the first submittal and second submittal for the building façade for Building C. Please include Table 4.8-8 on each elevation sheet for all three buildings. Please mark which façade character elements are being used for each building façade on the table for each elevation to show that the requirements for this code section are being met.
- 4C. Please revise the East and West Façade of Building C to comply with the Horizontal and Vertical Articulation requirements in Code Section 146-4.8.5. [Click here](#) to view online. Table 4.8-3 provides guidance of horizontal articulation methods that should be incorporated into the facades.
- 4D. Please identify the type of entry features used for Building C on the Southern Façade that are provided on Table 4.8-9. Staff advises to make the entrance predominant, using the entry options on table 4.8-9 for Multi-family, Mixed Use, Commercial and Industrial buildings.



Sheets 9-13 (A4.01-A4.04)

- 4E. Please provide a table that highlights all the proposed building materials for the building facades. Please do this on each sheet that corresponds with Buildings A, B, and C.
- 4F. Please clarify if the labels on the elevations for Building C are correct. The east and west elevations appear to be incorrectly labeled.
- 4G. The entrance on the South Elevation of Building C does not appear to align with the entrance indicated on the site plan. Please revise the plans to make sure that the building elevation and the site plan are consistent.
- 4H. Please include the dimension of the length of Buildings A, B, and C. Also include this on the site plan on sheet 2.
- 4I. There is a reduction of quality between the first submittal and second submittal for the building façade for Building C. Please include Table 4.8-8 *on each elevation sheet for all three buildings*. Please mark which façade character elements are being used for each building façade on the table for each elevation to show that the requirements for this code section are being met.
- 4J. Please revise the East and West Façade of Building C to comply with the Horizontal and Vertical Articulation requirements in Code Section 146-4.8.5. [Click here](#) to view online. Table 4.8-3 provides guidance of horizontal articulation methods that should be incorporated into the facades.
- 4K. Please identify the type of entry features used for Building C on the Southern Façade that are provided on Table 4.8-9. Staff advises to make the entrance predominant, using the entry options on table 4.8-9 for Multi-family, Mixed Use, Commercial and Industrial buildings.

Sheet A4.04

- 4L. For the Southern Elevation, please clarify if the intent of the design is to have windows that are not aligned and at different heights. If not, please revise the windows to have them match and be aligned.
- 4M. Please revise the door location so it is centered.

5. Lighting Comments**Sheet 7 (See Redlines on Site Plan)**

- 5A. Staff recommends that light fixtures should be added to these parking lot islands to provide more light. The norther portion of this parking lot area without the lighting will be poorly lit and may present issues in the future.
- 5B. 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.

6. Landscaping Issues (Tammy Cook / 954-266-6488 / tdcook@Auroragov.org / Comments in bright teal)**Sheet 5**

- 6A. Repeat Comment: A tree is required at the terminus of each row of parking. Shift light pole.
- 6B. Repeat Comment: Per Sec. 146-4.7.5 D. label and dimension the street frontage buffer on the south property line.
- 6C. Repeat Comment: A tree is required at the terminus of each row of parking. Shift light pole.
- 6D. Repeat Comment: Per Sec. 146-4.7.5 D. label and dimension the street frontage buffer on the south property line.
- 6E. Repeat Comment: Label the buildings - Building A and Building C. This is not labeled Building C on the site plan.
- 6F. Label the 100 WSEL.
- 6G. Label on the Plans where the future phase will be proposed. Is this future courtyard?
- 6H. You can keep the three trees in the circular area, and/or consider using Frontier Elms in the rectangular box closer to the walk to provide the required street trees.
- 6I. Label and dimension the street frontage buffer at this location.



Sheet 6 (In the Landscape Requirements Table)

- 6J. For the Street frontage landscape buffer for (Ventura Street) the Buffer provided should read: 13'-20'.
- 6K. For the Detention Pond calculation, provide the square footage of landscape area above the 100 WSEL line- it is not zero.
- 6L. 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.
- 6M. Correct spelling for "Shrubs".

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

- 7A. 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

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

Sheet 1

- 8A. 2nd 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

- 8B. Please label the roadway classification for 6th Ave as Major Arterial.
- 8C. Where fire lanes turn and the width is 26 feet, the inside radius shall be 26 feet and the outside radius shall be 52 feet. (4.07.1.01 of the 2023 COA Roadway Manual)
- 8D. Repeat Comment: Ensure the proposed sidewalk hatch matches the legend. (TYP).
- 8E. Provide typical sections for proposed public streets. If a deferral is requested for public streets, please add a note deferral has been request for 6th Ave and must be completed prior to the building permit release.
- 8F. Repeat Comment: If a deferral of improvement on 6th Ave desired by this project then a deferral request letter needs to be submitted via email. Send request to ssiggue@auroragov.org and CC to jbingham@auroragov.org.
- 8G. Repeat Comment: Please include the pedestrian activity levels for both roadways. The places of worship have a medium pedestrian activity level. (4.10.4.04.01 of the 2023 COA Roadway Manual).

Sheet 3

- 8H. Please ensure that the maximum transverse slope of the fire lane easement doesn't exceed 4%. (TYP.)
- 8I. Please ensure that the maximum slope within ROW is 4:1, and the maximum slope for property outside of the ROW is 3:1.
- 8J. Include this line in the legend. (See redline on Site Plan)
- 8K. Min 0.5% (See redline on Site Plan)
- 8L. Please label the roadway classification for 6th Ave as Major Arterial.
- 8M. Please identify the pavement material type.



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

Traffic Impact Study:

9A. The traffic impact study shows a need for some turn lanes. This is not represented on the site plans.

Page 15

9B. With this not having an AM/PM a better notation should be given. Apply to all figures.

Page 16

9C. Fix this information (see redline).

Page 18

9D. Call out the length assumed for each vehicle for queues at non signalized intersections. applies to all queue analysis.

Page 19

9E. Explain how the 1.5% was derived. Is this from CDOT OTIS station or from DRCOG Focus model. Please provide how this number was derived.

Page 21

9F. Verify growth on this page. I get less growth using a growth rate of 1.5% per a year then what is shown here.

Page 24

9G. Fix (see revision).

Page 25

9H. Fix (see revision).

Page 26

9I. Analysis printout were not provided in the appendix.

Page 27

9J. Analysis printout were not provided in the appendix

Page 28

9K. East and west got switched in text. The figures show more going to the West. Existing counts show more traffic from the west as well.

9L. A paragraph in the report will be required to discuss why weekday peak hours are not being evaluated. It can be based on trip generation minimal trips are generated during the day. Verify with CDOT that they don't need to see weekday peak hour trips.

Page 29

9M. Several turn lanes are warranted based off of SHAC requirements. Those should be shown here.

Page 31

9N. Several turn lanes are warranted based off of SHAC requirements. Those should be shown here.

Page 34

9O. May need to update based on trip generation see figure 4-2 for comment.

Page 37

9P. Highlight all LOS that is E or F. This will need to be mitigated.

Page 39

9Q. Will need to see the queue lengths on the plan.

9R. Need discussion for Ventura street for left turn warrants. City of Aurora uses NRC to evaluate Local and Collector roadways. City of Aurora uses 50' minimum turning bay and if the queue exceeds 50' then it will be the length of the queue.

Page 62

9S. 20250 Analysis not provided.

9T. Verify with CDOT that they will not want to see a TIS for the weekday AM and PM peak periods as well as Sunday.

Site Plan - Sheet 2

9U. Need to show Improvements TO 6th Ave. TIS shows westbound left turn into the site. Ventura has a significant amount of left turn movement and will need left turn lanes.

9V. Move sight triangle north to here. (See redline)



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

Sheet 1

10A. Add a line for van accessible spaces.

Sheet 2 (See Redlines on Site Plan)

10B. This sign should be identified as van accessible.

10C. 39 is not indicated on schedule.

10D. Repeat Comment: Relocate FDC to the position indicated.

10E. Repeat Comment: Relocate FDC to the position indicated.

10F. How does this accessible route connect to building A?

10G. Repeat Comment: Show and label the fire riser room and Knox box on each structure.

10H. Accessible route must connect to trash enclosure.

10I. Show all inside and outside turning radii for fire lane easement. A 26' fire lane easement requires an inside radius of 26' and an outside radius of 52'.

10J. Show accessible route connecting to this access aisle.

10K. This sign should be identified as van accessible.

10L. Accessible route needs to be shifted to the access aisle.

10M. Repeat Comment: Identify fire riser room.

Sheet 3 (See Redlines on Site Plan)

10N. Accessible route is does not follow pedestrian crossing.

10O. Accessible route needs to be shifted to the access aisle.

10P. Please provide grade percentages throughout accessible route that show compliance with note 6.

10Q. Please provide more running and cross slope grade percentages in the fire lane easement.

10R. Accessible route must connect to trash enclosure.

10S. Show accessible route connecting to this access aisle.

Sheet 4 (See Redlines on Site Plan)

10T. Repeat Comment: Relocate FDC to the position indicated.

10U. Repeat Comment: Relocate FDC to the position indicated.

10V. Is the 4" water line going to this structure?

Sheet 5 (See Redlines on Site Plan)

10W. Repeat Comment: Relocate FDC to the position indicated.

10X. Repeat Comment: Relocate FDC to the position indicated.

10Y. Repeat Comment: Show fire riser room and Knox box locations on landscape sheet.

Sheet 7 (See Redlines on Site Plan)

10Z. Repeat Comment: Show all accessible routes throughout the site on photometric sheet.

Sheet 9 (See Redlines on Site Plan)

10AA. Please label structures consistent with site plan sheet. TYP

10BB. Repeat Comment: For each building, where applicable, show the following features: FDC, fire riser room door, Knox box. See notes on sheet 2 for locations. TYP

10CC. Exterior doors on elevation sheets are not consistent with site plan. Please review and correct. TYP.



11. Aurora Water (Ashley Duncan / (720) 859-4319 / aduncan@auroragov.org / Comments in red)

11A. 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)

11B. Repeat Comment: The water meter needs to be in a water easement.

11C. This comment was missed on first review, but the easement needs to be labeled with what utility is in it. (Change it from proposed...utility easement to proposed...water easement)

11D. Remove the size of the service line, the service line and meter size will be determined at the civil plan stage.

11E. Where is this sanitary line going?

11F. A cleanout is required at every bend of the sanitary service line.

11G. If this line is going to be 4" it will need to have a unique meter. You can reach out to aduncan@auroragov.org to discuss more about sizing.

11H. Change this sewer 90° bend to two 45° bends.

11I. Add a note stating that this building is using the water meter from the main building.

Sheet 5 (See redline on Site Plan)

11J. Shrubs need to be 3' away from the meter and trees need to be 5' away from the meter.

12. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

12A. Repeat Comment: The adjacent property located just west of the project has several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies as a result of potential damaged incurred from the development. Please provide the City of Aurora a copy of this letter including the date sent and received. Please contact Aurora Forestry if you would like a sample letter.

13. PROS (Abigail Scheuermann/ 303-739-7169 / ahscheue@auroragov.org / Comments in mauve)

Sheet 4

13A. The storm sewer improvements still do not appear to match the utility line work on the approved plans associated with the Colorado Freedom Memorial visitor center project. Please coordinate with the Galloway team working on the Freedom Memorial project and confirm the utility plans are consistent with each other.

14. Land Development Services (Maurice Brooks / (303) 739-7294 / mbrooks@auroragov.org / Comments in magenta)

14A. Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org

Sheet 2

14B. (Advisory) Dedicate the easements and Right of Way by separate documents (Typ.)

14C. Dedicate the off-site easement for the Storm Sewer by separate documents.

14D. Change to "Water" - confirm with Aurora Water Dept. (Typ.)

14E. Add: Lot, Block and Subdivision here on the drawing

14F. The Sidewalk easement along Ventura St. – show the easement width to be measured from the property line to the back of the easement. (revise and change the width distance)

14G. Check the recording info to the 15' R.O.W. dedication

14H. Continue to work on this additional Right of Way dedication (Lot corner Radius). Send documents into dedicationproperty@auroragov.org to complete this task.

Page 4

14I. Confirm the name of the off-site easement on the Northwest corner of the site. (check with Aurora Water)