

SEA Community and Event Center: Frequently Asked Questions

Have questions about the proposed SEA Community and Event Center located at [21755 E. Smoky Hill Road](#)? See below for answers to frequently asked process or regulation questions and see page 4 for access to project documents. Please reach out to the applicant contact for project-specific questions.

Project Description:

Moin Madraswala, (applicant), on behalf of South East Aurora-Community and Event Center, has submitted applications for a Replat and Specific Development Plan to Arapahoe County. The applicant is proposing a Community and Event Center serving followers of Islam at [21755 E. Smoky Hill Road](#). The project includes 4.55 acres and the site is currently zoned Single Family with Church as an approved use (the Arapahoe County Land Development code defines “church” as a building where persons regularly assemble for religious worship). The applicant would like to replat the current lot to create one additional lot and build a community and event center for their community in the south east Aurora area. The community and event center would be approximately 21,300 sf with a worship space, gymnasium, lecture halls, kitchen and a library, and access to the center would be for members only. The center would serve followers of Islam with weekly services on Fridays between 11:30am and 1:00pm; 75-100 people would attend this service. Additional times the center would be used are Saturdays and Sundays from 5:00pm to 8:00pm for 25-30 people, with occasional meetings of up to 50-75 people. There are two services per year that will attract 100-120 people.

Contacts:

Applicant Contact: Mayraj Peer, mayraj@designstc.com

County Planning Division Contact: Kelsea Dombrovski, kdombrovski@arapahoegov.com

Frequently Asked Questions:

Question: What’s the process and what stage is the project in?

Answer: The community and event center is in late review stages, and will be at public hearings in the next several weeks. Additionally, the project is at the Specific Development Plan stage, which is the first of two site-planning steps the applicant will be completing. There will be a public hearing at the Planning Commission after the applicant has addressed all Planning and Engineering comments, including internal and external referral comments. The second stage in the site planning process, the Administrative Site Plan, is approved administratively by the Planning Division Manager and does not have a public hearing.

The applicant is also proposing a replat of the property, to subdivide the [existing property owned by Lord of the Hills Church](#) and separate the property into two lots. There will be a Board of County Commissioners public hearing for this subdivision, known as a Final Plat.

Question: How does my feedback affect this project?

Answer: The intent of this type of case, per the County Land Development Code, is to create high quality residential, mixed-use or commercial developments and employment centers and to allow greater flexibility in project design in return for greater development quality, amenities, and protection of nearby properties from the impacts of new development (5-3.3). Impacts on neighboring properties

should be minimized, and in this way, citizen concerns are a factor in staff support and Commission approval.

Question: When was this area zoned to allow churches or religious centers?

Answer: The existing Lord of the Hills Church and proposed SEA Community and Event Center property is zoned as Single Family with Churches as an Allowed Use; this was established in 1981 (originally approved with Case No. A81-027; current case governing the property is Z99-010). The area where the existing Church of Jesus Christ of Latter Day Saints is located was designated as Church in 1986 (Case No. Z86-030).

Question: I thought this was open space – how is it that something can be built here?

Answer: Lord of the Hills Lutheran Church currently owns the property, but hasn't developed the northern portion of the property. The church is working with the applicant to subdivide the property and divide the property into two pieces: one with the existing church, and one with the currently undeveloped land. The newly created property of undeveloped land will be sold to the applicant under terms agreed upon between the two parties. This property is not zoned or designated as Open Space, it just hasn't been developed, and this has given it the appearance of Open Space. The property is zoned Single Family with Churches as an Allowed Use, and this was established in 1981 (originally approved with Case No. A81-027; current case governing the property is Z99-010). Other potential uses on that site include single-family homes, townhomes, fire stations, libraries, or child care centers.

Question: I'm concerned about the religious denomination on the proposed site.

Answer: The County reviews all proposed development projects for conformance with regulations adopted in the Arapahoe County Land Development Code, as well as other Federal and State laws and regulations to the extent applicable to the particular development. The County regulations consider things like traffic, parking, landscaping, and buffers between different uses. The First Amendment to the United States Constitution and other Federal and State laws prohibit the County from considering specific religious denominations when we evaluate land use proposals.

Question: Will there be landscaping along the fence line to separate the proposed development from my property?

Answer: The applicant is proposing landscaping along all property lines.

Question: What is the maximum building height?

Answer: The maximum average building height is 35 feet per the existing document governing this site (Z99-010).

Question: What are the required setbacks?

Answer: The setbacks per the existing document governing this site (Case No. Z99-010) are:

Front: 18 feet

Rear: 20 feet

Side: 0 feet

Question: What is the noise ordinance in this area?

Answer: The County does not have a noise ordinance in place, but the County has requested the applicant include a note on their documents to indicate that no outdoor activities will have amplified sound.

Question: How close to the fence line can the access road be?

Answer: The applicant is proposing a 20 foot distance between the access road and the fence, and landscaping between the access road and the fence.

Question: Will there be any lighting on the access road?

Answer: Lighting is proposed along the access road and in the parking lot. Lighting is required to be downcast and cutoff, so lighting doesn't spread to neighboring properties. The County lighting standards require light readings at residential property lines to be very low (0.1 footcandles). Our lighting code also requires lights to be turned off by 10:00pm or within one hour of facility closure (4-1.4.1.2.a).

Question: What are the rules for the operating hours?

Answer: The applicant has stated that there would be weekly services on Fridays between 11:30am and 1:00pm; 75-100 people would attend this service. Additional times the center would be used are Saturdays and Sundays from 5:00pm to 8:00pm for 25-30 people, with occasional meetings of up to 50-75 people.

Question: Has a traffic study been completed?

Answer: Yes, the applicant has completed a Traffic Impact Study (TIS).

Key findings from the report are:

Traffic count data for the project were collected on Thursday, February 6, 2020 (pre-pandemic levels). SEA Community Center primary usage times for *recreational* activities are expected to be Friday evening through Sunday evening. SEA *worship services* hours are primarily Friday from 11:30 AM to 1:00 PM, with approximately 100 to 120 people expected for the service. A *community event* may also occur Sunday evenings once or twice each month between 5:00 p.m. and 8:00 p.m. Worship services at the Lord of the Hills Lutheran Church occur on Sunday mornings. Traffic generations from Lord of the Hills and SEA Community Center are not expected to conflict. There are two intersections that will provide access to the site on Smoky Hill Road including a full movement intersection and a right-in / right-out intersection. In conclusion, will traffic will be generated from this development? The traffic will not occur during the peak hours and therefore will not impact the peak hour traffic (Peak hours are typically defined as 6-8 am and 4-6pm Monday – Fridays).

Question: What will this do to my property value?

Answer: The best assessment of possible property value will occur when homes are appraised or are sold. In looking at home sales of homes east of the existing church, the prices ranged from \$389,000 - \$443,000 during the period between 11/1/17 – 9/5/19.

Question: What is the formatting for outreach and public hearing?

Answer: Arapahoe County does not have a mandatory format for neighborhood outreach, so the format is determined by the applicant, should they wish to do public outreach. Before COVID-19, most

applicants who chose to perform public outreach would hold a neighborhood meeting or visit with nearby HOA's. Given the social distancing requirements in place, a mailed notice and follow-up communication was decided upon. Public hearings are currently being held virtually, with citizens having the opportunity to listen and comment via phone.

Project Documents:

Click on 'Record Info' then 'Attachments,' and then scroll down. Advance the document pages to reach the most recent submittals, which will have a '4' at the beginning of the document name.

Specific Development Plan (Case No. SDP20-002):

<https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=20CAP&capID2=00000&capID3=000R4&agencycode=Arapahoe>

Final Plat (PF20-001):

<https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=20CAP&capID2=00000&capID3=000QZ&agencycode=Arapahoe>