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, mayrajp@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 early stages, and has only completed the first round of review at this time. 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:** Will there be landscaping along the fence line to separate the proposed development from my property?

**Answer:** The County has requested the applicant install additional buffering along property boundaries that border homes.

**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:** No access road lighting was proposed on the applicant’s first submittal. If lighting were proposed, 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 preliminary traffic study that is being updated following initial review. One of the conclusions of the preliminary study is that: “The development is expected to increase the volume of traffic at Picadilly Street/site access by 2%, and 0.5% at Riviera Way/Saddle Rock Trail. Therefore, [the applicant’s Traffic Engineer] STS concludes that it’s unlikely that these small percentage increases in traffic volume would result in substantial increases in” traffic, especially at peak travel times. Additionally, the SEA Community and Event Center proposes off-peak hours of operation, meaning it will have minimal impact on peak hour traffic occurring Monday through Friday, 7-9 am and 4-6 pm.

**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. The County is still refining public hearing formatting but citizens will have the opportunity to listen and participate in public hearings, including commenting on proposed development.
**Project Documents:**
Click on ‘Record Info’ then ‘Attachments,’ and then scroll down.

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