

March 1, 2023



**RE: Letter of Intent for AFC URGENT CARE  
Site Development Plan**

To whom it may concern:

AFC urgent care is proposing the construction of a new Urgent Care building and a medical office building.

**Consultant/Authorized Representative**

Michael White, PE  
303 E 17th Ave #105  
Denver, CO 80203  
303-653-6004  
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**Owner/Applicant**

Kerman Investments  
3800 Irving Street Unit 10  
Denver, CO  
303-570-8200  
Dkerman@afcdenver.com

**Site Location, Size, Zoning**

Address:  
11310 East Colfax Ave  
Aurora, CO  
Lot Size ~ 0.86 acres (37,545 SF)  
Zoning: OA-G

**Existing and Proposed Facilities, Structures, Roads, etc.**

The existing site consists of two lots which will be combined by this site plan and replat application. The eastern lot contains a former restaurant building and associated parking / drive aisles. The western lot contains an automotive repair building and associated parking / drive aisles. The two lots are separated by short 1-2' retaining wall that bisects the existing site.

Proposed structural improvements include an AFC Urgent Care center and a medical office building. Proposed exteriors include utilities for servicing the building, a paved parking lot, trash enclosure, and a proposed stormwater improvements. This Development also includes the installation of new lights which the photometric analysis designed per Aurora Code can be seen on sheet E100 sheet of the SDP plans. These lights consist of both building mounted and free-standing lights chosen to match the original aurora development. The development will also include required landscaping and new trees per City of aurora code and for which a series of landscape plans have been created and included in the SDP plans.

**Zoning**

The project location is zoned OA-G which will be unchanged by this development. The proposed use of medical and dental clinic and office are both permitted uses in the OA-G zone and no conditional uses or zone changes are proposed for this project.

**Variance Requests**

No variances are request for this property.

**Other Reports**

Several other reports have been created for this application and they are listed below. All the reports listed below have been included with this SDP submission.

- Geotechnical Report prepared by Kumar and Associates, Inc.: This report was prepared to make recommendations on the feasibility and best solutions for development on this site. This report was used in the development of the plans specifically in relation to drainage, pavement design, and structural design of the building.
- Traffic Impact Study prepared by SM Rocha, LLC: This traffic study provides recommendations and analysis on the impact of the proposed development.

- Drainage Report prepared by Cushing Terrell: This report discusses the proposed solutions for stormwater in the final site condition. This report show that the proposed stormwater design meets city of aurora drainage code and provides a significant improvement over the existing condition

**Utility Information**

The proposed project intends to connect to the existing utilities located in Macon St, Lima St and in the utility easement located along the southern edge of the property. Submittal to the individual utility providers will run in parallel with city approval processes.

Sincerely,

**Michael White, PE**  
Civil Engineer