

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



November 14, 2023

Darius Kerman  
Kerman Investments, LLC  
3800 Irving St Ste 10  
Denver, CO 80211

**Re: Third Submission Review – AFC Urgent Care – Site Plan and Plat**  
Application Number: **DA-2347-00**  
Case Numbers: **2023-6021-00; 2023-3016-00**

Dear Mr. Kerman:

Thank you for your third submission, which we started to process on October 25, 2023. 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 following the Planning & Zoning Commission hearing date. Note that all our comments are numbered. When you resubmit, include a comment response 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 Planning & Zoning Commission hearing date will be December 13, 2023. 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) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner II  
City of Aurora Planning Department

cc: Robert Walker, Agent  
Jazmine Marte, Office of Development Assistance  
Filed: "K:\Dept\Planning and Dev Serv\ZDR\SDA\2300-2399\2347-00rev3"



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Minor comments regarding text (Planning).
- Remove ornamental trees in the parking lot (Landscape).
- Update elevations and notes regarding knox box (Fire and Life Safety).
- Begin easement dedication process (Land Development Services).
- Aurora Water will not approve the site plan until the preliminary drainage letter/report is approved.
- Storm Drain Development Fees are to be paid ahead of mylar recordation.

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

1A. No comments.

#### 2. Completeness and Clarity of the Application

- 2A. Please eliminate all AutoCAD SHX text.
- 2B. Minor comments regarding the data block.
- 2C. Page 4 of 17, the text is not legible.

#### 3. Architectural and Urban Design Comments

3A. No further comments.

#### 4. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

*Sheet 8*

- 4A. Is it not possible to provide a street tree opening and tree where indicated along Lima Street?
- 4B. Make the identified three trees the same species. Do not use an ornamental in the parking lot.
- 4C. The Redbud trees are nice trees but do not perform well here. Please provide a deciduous tree in the parking lot islands.

#### 5. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

5A. No further comments.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 6. Civil Engineering (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

*Photometric Details*

*Sheet 10 of 17*

- 6A. See details page in the site plan set. Certain lighting details need to be removed.

#### 7. Traffic Engineering (Steve Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

- 7A. Traffic Report acceptable. Added note that signalized intersections on Colfax at Kingston and at Moline are alternate routes from the site and from the north that can alleviate delays at Lima and Macon.

*Site Plan*

*Page 3*

- 7B. Detail needs to be provided showing ADA-compliant markings included. COA does not have a standard for stamped concrete markings.
- 7C. Label existing STOP sign w/street name signs.
- 7D. Detail needs to be provided showing ADA-compliant markings included.
- 7E. Label existing STOP sign w/street name signs.



**8.Fire/Life Safety** (Gail Pough / 303-618-4077 / [gpough@auroragov.org](mailto:gpough@auroragov.org) / Comments in blue)

*Site Plan*

*Sheet 3*

- 8A. Please label the knox box. TYP.
- 8B. Elevation sheets show knox boxes in different locations, please clarify.
- 8C. Please show and label the accessible route. TYP.

*Details*

*Sheet 10*

- 8D. This knox box is not needed. Please remove.
- 8E. Please provide knox box here.

*Elevations*

*Sheet 14 and 15*

- 8F. Elevation sheets show knox boxes in different locations, please clarify.

**9.Aurora Water** (Iman Ghazali / 303-807-8869 / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

- 9A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

*Sheet 5*

- 9B. Sanitary service lines are privately owned and do not require an easement dedicated to Aurora Water. Change the pocket utility easement width to only be 10 ft wide over the proposed water meter. Show the same revision on the Plat.

*Plat*

*Page 2*

- 9C. Sanitary easement is not required for private sanitary service line. Please remove.

**10.Forestry** (Jacque Chomiak / 303-739-7178 / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / Comments in purple)

- 10A. No further comments.

**11.Land Development Services** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

- 11A. ALL EASEMENTS TO BE DEDICATED BY PLAT-ADD WATER POCKET EASEMENTS TO PLAT.
- 11B. Site plan and plat comments to be forwarded directly from the Land Development Services Reviewer.

**12.Revenue** (Melody Oestmann / [moestman@auroragov.org](mailto:moestman@auroragov.org) / 303-739-7244)

- 12A. Storm Drain Development Fee Due .88 acre x \$1,242.00 = \$1,092.96.

**13.Colorado Department of Transportation** (Steve Loeffler / [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us))

- 13A. No new comments.

**14.Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 14A. No further comments.