

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



August 11, 2023

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

Re: Second 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 initial submission, which we started to process on July 24, 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 on or before September 12, 2023.

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 provided following third submittal. 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.

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\2347-00rev2.docx"



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Site signage needs to be included in the site plan set and further delineation of the patio and architecture (Planning).
- Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes (Addressing).
- The Traffic Study needs the Colfax traffic patterns further built out and included upon the third submission (Traffic).
- Fire and Life Safety is asking for a reconfiguration of the ADA parking stall, which will impact the ADA path of access.
- Storm Drain Development Fees are to be paid ahead of mylar recordation.
- Xcel comments should be addressed with a separate upload to the portal upon the third submission.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments.

2. Completeness and Clarity of the Application

- 2A. Title shall read "AFC Urgent Care Site Plan."
- 2B. Vicinity Map should be simple line work – aerials are not permitted.
- 2C. Eliminate the address on the site plan.
- 2D. Please delete the term "preliminary design" on the cover sheet and site plan sheets.
- 2E. Repeat Comment: Add a legend to the site plan. The legend needs to be on each site plan sheet.
- 2F. Thank you for including the data table. Some items are still missing. Please include the percentage of hardscape and landscape. Include the patio within the data block and signage. Review the site data table and requirements per [site plan manual](#).
- 2G. Page 8 has only one detail on the page. Staff recommends pushing the detail onto page 9 with the Landscape Details, thus saving a sheet for mylar recordation.
- 2H. Thank you for including the surrounding subdivisions and zoning; the line weight is very heavy, and staff would like it to be further greyed out.

3. Architectural and Urban Design Comments

- 3A. Thank you for including the photometric plan. The photometric plan is reading unclear at certain points, and it appears there is double line work. The photometric plan also appears to be missing footcandles in certain areas. As per the site plan manual, the footcandles are required throughout the entire property and 10' off the property.
- 3B. The area indicated for the patio is a little over 6' in width and is shown as an ADA path. The pedestrian passageway is not sufficient to meet the plaza requirements. Provide a patio (at least five percent of the building footprints) with a seating area in the hardscaped area north of ADA spaces. Patio space should include pedestrian-scaled lighting, distinctive pavement treatment, site furniture, landscaped borders, and amenities such as raised planters, seat walls, or tree wells. The patio must be outside the 6' path.
- 3C. In general, all sides of the buildings shall include materials and design characteristics consistent with those used on the front façade. For example, the medical office building (Building B) is over 100' in length along the southern façade. The southern façade acts as a primary entrance from the parking lot, but the elevation appears like the back of the house. Staff needs to see a higher level of articulation and recommend roof line variation, window or glazing, and material breakups through the large linear stucco plane. Staff is concerned with both southern elevations for Building A and B.
- 3D. The signage on the site remains unclear. The data block should provide the site's overall signage square footage and number of signs. Staff sees the wall signs on building but no proper dimensions are included. Furthermore, will the site have monument signage? This will need to be included on the site plan and detail provided.



- 3E. With two buildings and one of the buildings being urgent care, directional signage is an important part of the site design. Directional signage is not counted as part of the site's overall signage square footage but needs to be reviewed by the case manager.
- 3F. Section 4.7.8.A of the UDO requires wall-mounted utilities to be moved to a side elevation, screened or enclosed.

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

L301

- 4A. While the YR shrub selected is prohibited, it has more of a leggy form and seems more appropriate planted in connection with the establishment of a native prairie landscape. It is less suitable in a formal urban/ city streetscape application.
- 4B. The designated tree and associated shrubs as noted with the review provided may count towards the building perimeter landscape requirements for Building A as noted.
- 4C. Label the trash enclosure.
- 4D. Add the permeable paver hatch to the legend.
- 4E. Measure the southern buffer depth as eight feet and not based upon the plant material width.
- 4F. Update the landscape tables per the comments provided.

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

- 5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

Sheet 3 of 17

- 6A. Add a note indicating that this ramp will be evaluated and updated as needed with the civil plans.
- 6B. Advisory: No portion of the wall including footers may encroach within the sidewalk easement.
- 6C. Add a note indicating that this ramp will be evaluated and updated as needed with the civil plans.

Site Plan

Sheet 4 of 17

- 6D. Minimum 1% slope on asphalt, typical.
- 6E. Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."

Details

Sheet 5 of 17

- 6F. Remove COA details from the site plan.

Photometric Plan

Sheet 10 of 17

- 6G. To clarify the comment from the last submittal, for each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:- Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes- Back-to-back curb width- Pedestrian Activity Level- Pavement Type: R3, for all lighting calculations.
- 6H. This does not match any of the pre-approved fixtures. For simplicity, remove the catalog number and only call the light out as SL-4. The streetlights will be formally reviewed and approved with the civil plans. Apologies for the differing comment from last review, this is based upon a new approach for public streetlights on the site vs civil plans between the last review and the current review.



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

7A. Minor comments throughout the site plan regarding the callouts of signage and pavement markings.

Traffic Letter

7B. 2023-08-03 (DJK) Existing and Background volumes we are partially okay with. Need memorialization of volume differences along Colfax for same periods. Build out, the EB Colfax traffic numbers need to be balanced since no site access being provided. Provide update upon next submission.

7C. Will concur that any additional balancing/adjustments of COVID numbers will not significantly change operational analyses of these STOP controlled intersections. Just noting and documenting that values and differences illustrated are not typically approved. Please update report text to address this concern and results for memorialization.

7D. Too large a traffic diff between intersections with the type of sites accessing between the two intersections – staff is concerned and would like this to be addressed.

7E. Note on page 9 - am diff EB -138 (high to low) WB -140 (high to low, does not make sense) pm diff EB -62 (high to low) WB 39 (low to high) 14 month difference in counts of adjacent intersections (3/21 vs 5/22).

7F. Table 5 - Note that SF provided on Site plan is approx 600 SF less than this amount (so conservative analysis is acceptable).

7G. With no access available in a build-out condition, the EB direction now has to be balanced, as previously asked.

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

8A. See redline comments.

Sheet C000

8B. There are 2 buildings indicated on the data block (Sheet 3 identifies the buildings as A & B). Each building should have its own data block. Each building's Data Block is to include the items that are applicable below: See Stamp example on the drawing.

8C. Thank you for providing the handicapped spaces required. Please delineate the van assessable parking.

Sheet C100

8D. Please indicate signage on the building wall on the Site Plan.

8E. 2nd Request: Reconfigure accessible parking spaces using the diagram example provided. Provide a detail of the final parking space layout utilized within this site. Accessible sign locations and wheel stops are missing - please show them on the plans.

8F. Please provide more information about the design of the accessible aisle and the transition of the accessible sidewalk area.

8G. 2nd Request: Show the accessible route to this entry door (Bldg. B) on this plan, grading plan, and the photometric plan.

8H. Please check with Planning Department to verify the lengths of the stalls. It appears they are encroaching into the drive aisle.

Sheet C200

8I. 2nd Request: Provide spot elevations within the accessible route to validate that the grades are in compliance with ICC A 117.1 (2017 Edition).

8J. 2nd Request: Show the accessible route to this entry door on this plan, grading plan, and the photometric plan.

8K. Per the Sheet List: Label Grading and Utility.

Sheet C400

8L. Provide a detail showing the accessible transition from the accessible aisle to the accessible sidewalk.

8M. Provide and add the graphic "tow-away sign". See the example in blue on the sheet.

8N. Please indicate signage on the building wall on the Site Plan.

Sheet L301

8O. 2nd Request: Please add the notes in blue to the Landscaping Notes.



Sheet E100

- 8P. 2nd Request: Show Candella along the exterior accessible route. See notes in Blue on drawing.
- 8Q. 2nd Request: Accessible routes are missing. Please add to this photometrics sheet.
- 8R. Add the missing knox box.

Sheet A201

- 8S. Relocate the post-mounted knox box to this area on the building exterior wall. See blue box on plans.

Sheet A204

- 8T. Only one knox box is required. Refer to Sheet A201.

9.Aurora Water (Iman Ghazali / 303-807-8869 / 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.

C200

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- 9B. Callout all proposed connections to existing water, sanitary and storm mains, inlets & manholes.
- 9C. Show entire run of the existing water main within this plan view.
- 9D. Call out the existing inlet at this location.
- 9E. Show pocket utility easements for these meters.
- 9F. Provide callout saying that the existing storm pipe will be replaced with the proposed.
- 9G. There should be an existing inlet at this location; please show or provide a callout/note acknowledging its existence and that it will be removed.

Plat

- 9H. Dedicate pocket Water easements for the proposed domestic water meters

10.Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)

- 10A. No further comments.

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

- 11A. Minor clerical comments on the site plan.

Plat

- 11B. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.).
- 11C. 1/2" in all other margins.
- 11D. Add the Sidewalk Easement Note in general notes.

12.Revenue (Melody Oestmann / 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)

- 13A. No new comments.

14.Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 14A. Please refer to the letter given on first review. This is still an outstanding item.