

Community & Economic
Development Department
Development Services Division

www.adcogov.org



ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Request for Comments

Case Name:

6501 Irving

Case Number:

RCU2017-00045

November 6, 2017

The Adams County Planning Commission is requesting comments on the following request: Rezoning
from Residential-2 (R-2) to Residential-3 (R-3).

This request is located at 6501 Irving Street. The Assessor's Parcel Number is 0182505319017. The legal
description of the property is: *North Lowell Heights Add; Tract 18, Exc Rd*

Applicant Information:

HM Capital Group, LLC
Ben Maxwell
4045 Pecos St., Ste. 200
Denver, CO 80211

Please forward any written comments on this application to the Community and Economic Development
at 4430 South Adams County Parkway, Suite W2000A, Brighton, CO 80601-8216; or call (720) 523-6800
by 11/28/2017, in order that your comments may be taken into consideration in the review of this case.

If you would like your comments included verbatim please send your response by way of e-mail to
GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public
hearing dates may be forwarded to you for your information. The full text of the proposed request and
additional colored maps can be obtained by contacting this office or by accessing the Adams County web
site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Greg Barnes
Case Manager

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Adam's County Conceptual Meeting

RE: 6501 Irving, Written Explanation of Proposal

We are the Architectural Firm working with HM Capital for the project referenced above located at the corner of Irving and W. 65th Avenue. The current referenced property is a 41,685 SF property and contains an existing 1 story home and detached garage.

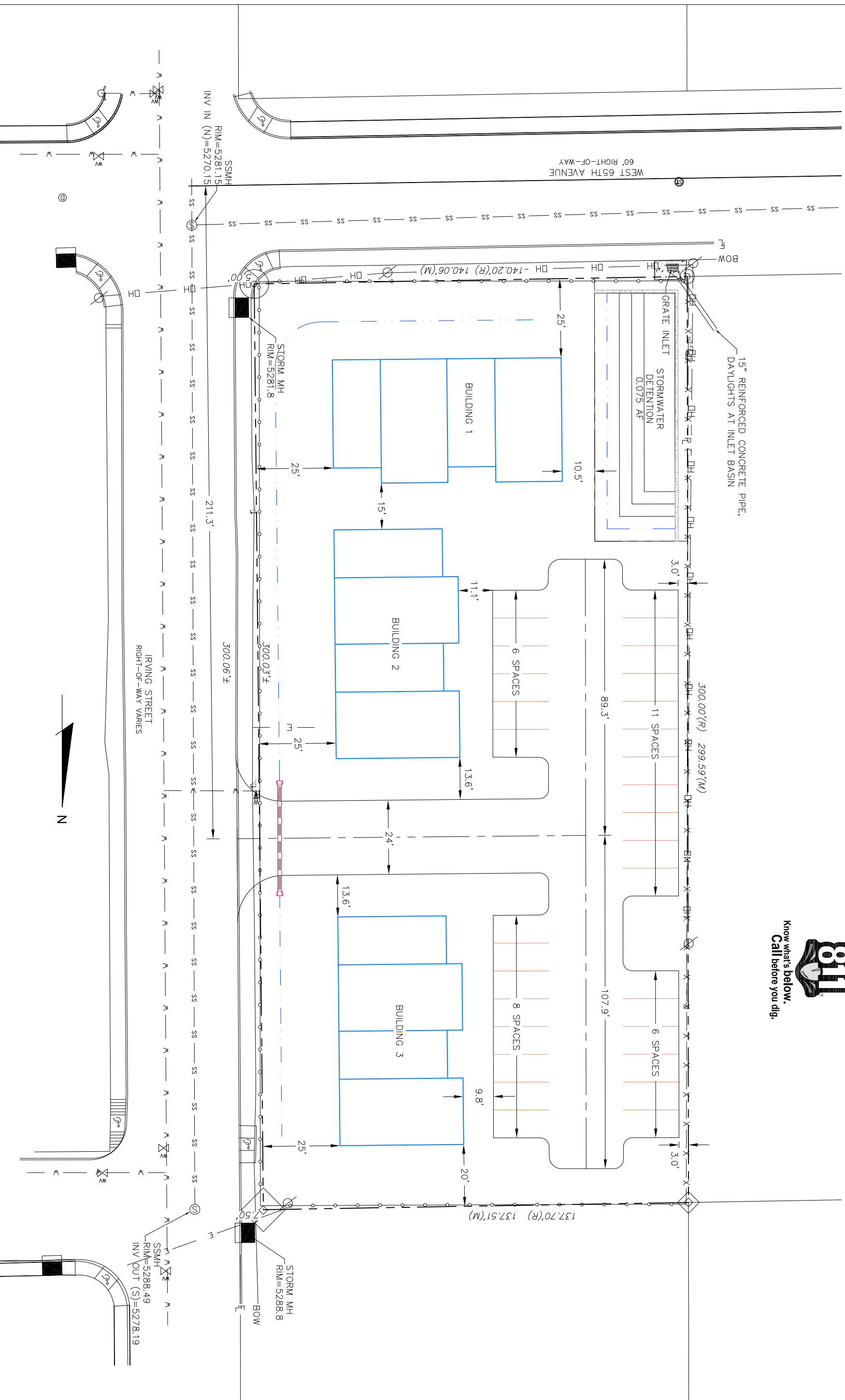
Our firm is requesting a consideration for a rezone to this property from R-2 to R-3. We believe this zoning fits within the context of the R-3 zoning because of the large lot size. We met with Adams County staff in June for a conceptual review meeting. Based on our proposal, it was recommended that we pursue a rezoning to R-3 to develop the property in the manner we propose. The lot is adjacent to a firehouse station for Adam's County at 3365 W. 65th. The following address are currently zoned R-3 in the vicinity of the subject lot: 3449 W. 65th Ave, and properties 3390-3428 W. 66th Ave.

We believe the change to R3 zoning will serve the North Lowell Heights Subdivision well as there is precedence for this zoning on the same block, and the change will provide more housing opportunities in this area. By changing this lot's zoning to R-3, it will meet the future land use requirements as shown in the 'Imagine Adam's County Comprehensive Plan'. This lot falls within the region called out as 'opportunities for infill for local parks' and is within a half mile of the Pedestrian Activity Center of FastTracks. With this rezone, we will be providing more Adam's County residents with walkable access to these services.

If we are granted the rezone request, we are proposing to demolish the existing house on the property and build three 2-story buildings on the lot. Each building will have 4 ~1,600 SF units, with one vehicular access point off Irving Street to shared surface parking behind buildings two and three.

6501 IRVING STREET

CONCEPTUAL SITE PLAN NO. 2



DATE	REVISION	BY

6501 IRVING STREET
DENVER, COLORADO
ADAMS COUNTY

PURRINGTON
CIVIL LLC
1299 WASHINGTON AVENUE
SUITE 280
GOLDEN, CO 80401
Phone: 303.981.8502
Fax: 303.957.2224
www.PurringtonCivil.com

CONCEPTUAL
SITE PLAN

SCALE: 1" = 30'



6501 Irving Rezoning
RCU2017-00045



For display purposes only.

LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- +— Railroad
- Major Water
- Zoning Line
- ▭ Sections
- Zoning Districts**
- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)
- ⊠ Airport Noise Overlay



ADAMS COUNTY
 COLORADO
 This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy.