



Request for Comments

Case Name:	Pomponio Terrace Filings 3 and 4
Case Number:	PRC2018-00002

May 11, 2018

Adams County Planning Commission is requesting comments on the following request:

1) Final Development Plan to allow 114 townhome units on approximately 6.5 acres in the Planned Unit Development (PUD) zone district; 2) Major Subdivision (Preliminary/ Final Plat) to allow 33 lots on approximately 2.15 acres; 3) Major Subdivision (Preliminary/Final Plat) to allow 81 lots on approximately 4.4 acres

This request is located at **5856 Federal Blvd.**

The Assessor's Parcel Numbers are **0182505100041 and 0182505100040**

Applicant Information **POMPONIO TERRACE HOLDINGS LLC (JIM MERLINO)**

1140 US HIGHWAY 287, APT 400-125

BROOMFIELD, CO 80020

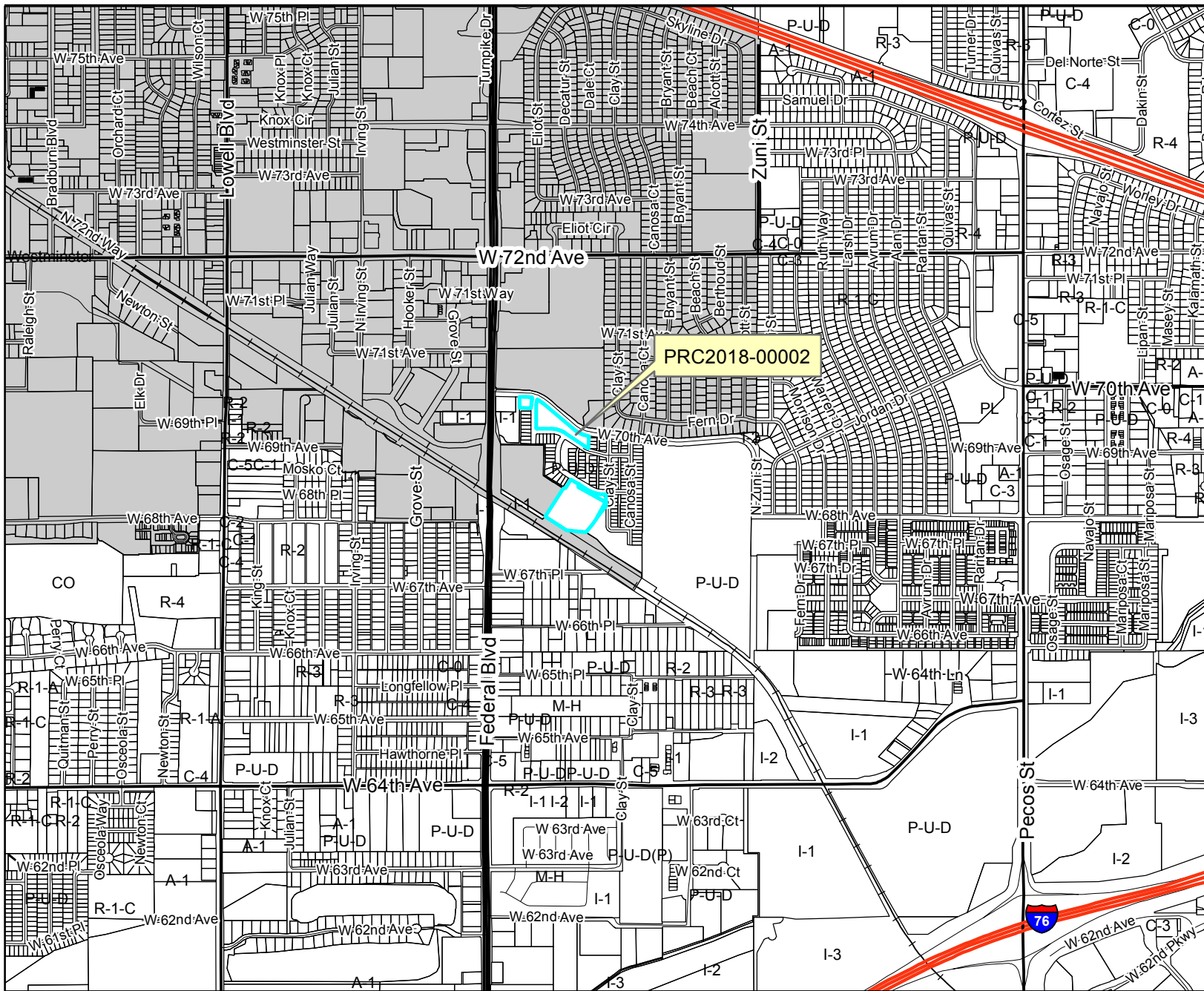
Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216. (720) 523-6820 by **June 1, 2018** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to ECollins@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will 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.

Emily Collins

Emily Collins, AICP
Case Manager



Legend

- 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)

PRC2018-00002

Pomponio Terrace Filings 3 and 4



For display purposes only.



ADAMS COUNTY
COLORADO

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FIRST AMENDMENT TO THE FINAL DEVELOPMENT PLAN

POMPONIO TERRACE

A PLANNED UNIT DEVELOPMENT

ADAMS COUNTY, COLORADO 80030

NARRATIVE

A. EXPLANATION OF THE CHARACTERISTICS OF THE PUD

THE POMPONIO TERRACE PRELIMINARY DEVELOPMENT PLAN (PDP) WAS ORIGINALLY APPROVED ON FEBRUARY 17, 2015. THE APPROVED REQUEST WAS FOR:

- 1) REZONING FROM I-1 TO PUD
- 2) PRELIMINARY DEVELOPMENT PLAN (PUD-P) TO CREATE A RESIDENTIAL DEVELOPMENT FOR A MAXIMUM OF 248 SINGLE-FAMILY LOTS
- 3) REQUEST FOR A WAIVER FROM THE SUBDIVISION DESIGN STANDARDS TO ALLOW FOR PRIVATE ROADS AND FOR THE CREATION OF LOTS THAT DO NOT HAVE DIRECT ACCESS TO A DEDICATED, CONSTRUCTED AND MAINTAINED PUBLIC ROAD WITHIN THE POMPONIO TERRACE SUBDIVISION.

THE ORIGINAL PUD CONTEMPLATED TWO STYLES OF HOMES INCLUDING SINGLE-FAMILY DETACHED/READ LOADED AND FRONT-LOADED HOMES.

THE REVISED PLAN ADDS A THIRD OPTIONS FOR HOMES STYLES: SINGLE-FAMILY ATTACHED/TOWNHOME UNITS. THE PURPOSE OF THE REVISION IS TO ALLOW FOR MORE PRODUCT VARIETY AND BROADENS THE MARKET POTENTIAL FOR MORE AFFORDABLE PRODUCT TYPES THROUGH THE DEVELOPMENT OF TOWNHOMES. IN ADDITION, TOWNHOMES SUPPORT THE GOAL OF INCORPORATING TRANSIT ORIENTED DEVELOPMENT (TOD) DESIGNS AND PHILOSOPHIES.

FIRST AMENDMENT APPLIES TO APPROXIMATELY 6.46 ACRES EXCLUDING FILINGS NO. 1 AND NO. 2, CONSISTING OF 114 ATTACHED SINGLE FAMILY TOWNHOMES, AND LANDSCAPED OPEN SPACE AREAS. THE FUTURE FILING(S) ARE LOCATED ON THE EAST SIDE OF FEDERAL BOULEVARD, SOUTH OF 70TH AVENUE, AND NORTH OF LITTLE DRY CREEK. TWO POINTS OF ACCESS FOR BOTH FILINGS WILL BE PROVIDED ON 70TH AVENUE WITH THE APPROVED FILINGS NO. 1 AND 2 IMPROVEMENTS.

B. POTENTIAL IMPACT ON THE SURROUNDING AREA

THE DEVELOPMENT AND ITS SITE PLAN ARE CONSISTENT WITH THE 2012 ADAMS COUNTY COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN DESIGNATES THE AREA AS URBAN RESIDENTIAL, WHICH IS DESIGNATED FOR SINGLE FAMILY HOUSING AT URBAN DENSITIES AND INTENDED TO PROVIDE FOR DEVELOPMENT OF RESIDENTIAL NEIGHBORHOODS WITH A VARIETY OF HOUSING TYPES, URBAN SERVICES, AND TRANSPORTATION FACILITIES. THE DEVELOPMENT IS CONSISTENT WITH THIS DESIGNATION AND HAS BEEN PLANNED TO INCORPORATE THE CONCEPTS OF A TRANSIT ORIENTED DEVELOPMENT (TOD), THE STRENGTHS AND LESSONS-LEARNED FROM THE ADJACENT MIDTOWN AT CLEAR CREEK (MIDTOWN) DEVELOPMENT, AND TO TAKE ADVANTAGE OF THE PLANNED WESTMINSTER LIGHT RAIL (FASTRACKS) STATION LOCATED WITHIN A QUARTER MILE FROM THE SITE. ADDITIONALLY, THE PROPERTY IS WITHIN ADAMS COUNTY'S FEDERAL BOULEVARD FRAMEWORK PLAN AND HAS BEEN PROGRAMMED TO COMPLY WITH THE TENETS OF THAT PLAN.

AS MENTIONED IN THE PLAN, TOD STYLE LAND USE PATTERNS MAY NECESSITATE SPECIALIZED DESIGN STANDARDS TO ENCOURAGE THE TYPE OF DEVELOPMENT REFLECTED IN THE PLAN (PAGE 10). IN ADDITION, THE FLOODPLAIN TO THE SOUTH OF THE SITE, AND THE NATURAL FLOW OF STORMWATER TO THE SOUTHEAST CREATES THE NEED TO PROVIDE A MORE DENSE SITE PLAN TO ALLOW FOR THOSE CONDITIONS. LASTLY, THE EDGE CONDITIONS, IN PARTICULAR TO THE WEST, ALONG FEDERAL BOULEVARD NECESSITATE CREATING A STRONG SENSE OF PLACE IN DESIGN. IT IS ALSO CONSISTENT WITH THE FRAMEWORK PLANS' GOALS TO BRING MORE URBANITY TO THE SUBURBS.

THE SITE INCORPORATES THE NATURAL FEATURES BY MEETING THE COUNTY REQUIREMENTS FOR OPEN SPACE AS WELL AS ORIENTING THE PROJECT OPEN SPACE TO THE LITTLE DRY CREEK TRAIL SYSTEM AND FLOODPLAIN AREA. THE ADDITION OF THE USE OF MEWS PROVIDE ADDITIONAL INTERNAL GREENWAYS FOR RESIDENTS AND IS ANTICIPATED TO INCLUDE INTERNAL TRAIL CONNECTIONS. BECAUSE OF THE SITES PROXIMITY TO THE LITTLE DRY CREEK TRAILS AND THE WESTMINSTER TOD, THE PLAN SEEKS TO CONNECT TO THOSE TRAILS IDENTIFIED IN THE FEDERAL BOULEVARD FRAMEWORK PLAN. IN ADDITION, THE PROJECT MEETS THE GOALS OF THE FRAMEWORK PLAN BY PROVIDING DENSITY IN CLOSE PROXIMITY TO THE TOD.

C. CONTEMPLATED DENSITIES AND LAND COVERAGE

THIS PDP AMENDMENT CONSISTS OF 114 LOTS WHICH PROVIDE A DENSITY OF 18.4 DWELLING UNITS PER ACRE. THE PROJECT IS PROPOSING 35% OF THE LAND TO BE DEDICATED AS OPEN SPACE AND WILL PROVIDE A TRAIL CONNECTION TO THE SOUTHERN LITTLE DRY CREEK OPEN SPACE. THE ENTIRE DEVELOPMENT WILL MEET THE 35% OPEN SPACE, AND OPEN SPACE AREAS WILL BE CALCULATED IN CONFORMANCE WITH THE DEFINITION IN THE COUNTY'S DEVELOPMENT STANDARDS.

D. NUMBER, TYPE, AND SIZE OF BUILDINGS OR UNITS

114 TOWNHOME LOTS ARE PROPOSED IN THE FUTURE FILING(S). THERE IS ONE TOWNHOME TYPE PROPOSED AS STATED BELOW. THE TOWNHOME UNIT BLOCKS RANGE FROM THREE ATTACHED UNITS TO SIX ATTACHED UNITS.

TOWNHOMES/REAR-LOADED

THE FUTURE FILING(S) CONSIST OF TOWNHOMES DESIGNED FOR RESIDENTS WHO WANT TO LIVE IN AN ATTACHED BLOCK WHICH IS MORE AFFORDABLE DUE TO SMALLER LOT SIZES, SHARED WALLS, AND FEWER INDIVIDUAL MAINTENANCE REQUIREMENTS. THE LOTS ARE REAR ALLEY-LOADED WITH 2-CAR GARAGES AND THE FRONT DOOR OPENS TO OPEN SPACE AND LANDSCAPED AREAS.

DESCRIPTION - COUNTY STANDARD	AREA (AC.)
TOTAL PROJECT AREA (FILINGS 1, 2, 3 & 4)	26.668
TOTAL PROJECT LANDSCAPE OPEN SPACE REQUIRED (30%)	8.000
TOTAL PROJECT ACTIVE OPEN SPACE REQUIRED (25% OF TOTAL PROJECT OPEN SPACE)	2.000

THE ADDITION OF LOW-MAINTENANCE LIVING (NO YARD MAINTENANCE) THROUGH THE ATTACHED PRODUCT PROVIDES AN OFFERING FOR RESIDENTS NEEDING OR WANTING A LOW MAINTENANCE LIFESTYLE. TOWNHOMES TYPICALLY HAVE LOWER COSTS OF OWNERSHIP AS WELL AS BENEFIT FROM COMMON AREA MAINTENANCE, SNOW REMOVAL AND LANDSCAPING. LARGE SCALE OUTSIDE REPAIRS ARE LIMITED HELPING PROVIDE PREDICTABLE MONTHLY OWNERSHIP COSTS.

THE ORIGINAL PDP APPROVED 248 SINGLE-FAMILY DWELLINGS COMPRISED OF THE FOLLOWING PRODUCT MIX:

SINGLE FAMILY DETACHED HOMES/REAR-LOADED

CONSISTS OF HOMES DESIGNED FOR RESIDENTS WHO WANT A LOWER AMOUNT OF OUTDOOR SPACE TO MAINTAIN AND ARE ON LOTS WITH DETACHED, REAR ALLEY-LOADED GARAGES. SIZES OF RESIDENCES VARY IN WIDTH AND DEPTH.

SINGLE FAMILY DETACHED HOMES/FRONT-LOADED HOMES

CONSISTS OF HOMES DESIGNED FOR MOVE-UP BUYERS AND GROWING FAMILIES DESIRING A COMPARATIVELY LARGER HOME AND PRIVATE YARD SPACE. SIZES OF RESIDENCES VARY.

APPROVED FILINGS			
FILING NUMBER	APPROVED LOTS	REAR LOADED	FRONT LOADED
FILING 1	74	48	26
FILING 2	52	27	25
PROPOSED FILINGS			
FILING NUMBER	PROPOSED LOTS	TOWNHOMES	
FILING 3	33	33	
FILING 4	81	81	

E. APPROXIMATE PROVISIONS FOR PARKING

PARKING IS PROVIDED IN THE FUTURE FILING(S) WITH EACH TOWNHOME HAVING A 2-CAR GARAGE. THE PRIVATE ALLEYS ARE DESIGNED TO CONNECT TO THE INTERNAL LOCAL STREET SYSTEM. 26-FOOT WIDE ALLEYS ARE FOR PASSENGER VEHICLE AND GARBAGE TRUCK ACCESS ONLY AND ALLOWS FOR ALLEY-ACCESSED GARAGES. NO PARKING WILL BE ALLOWED OUTSIDE THE GARAGES OR WITHIN THE ALLEY RIGHT-OF-WAY. GUEST PARKING IS PROVIDED ALONG ADJACENT PUBLIC STREETS AND WITHIN OFF-STREET SPACES INTERNAL TO EACH FILING. OFF-STREET PARKING SHALL BE DESIGNATED AS "GUEST PARKING" AND IDENTIFIED WITH APPROPRIATE SIGNAGE. PARKING QUANTITIES SHALL MEET COUNTY REQUIREMENTS.

FILING NO. 3 (33 UNITS)

GARAGE SPACES REQUIRED = 66	SPACES PROVIDED = 66
GUEST SPACES REQUIRED = 17	SPACES PROVIDED = 36
TOTAL SPACES REQUIRED = 83	SPACES PROVIDED = 102

FILING NO. 4 (81 UNITS)

GARAGE SPACES REQUIRED = 162	SPACES PROVIDED = 162
GUEST SPACES REQUIRED = 41	SPACES PROVIDED = 63
TOTAL SPACES REQUIRED = 203	SPACES PROVIDED = 225

F. CIRCULATION AND ROAD PATTERNS

TO HELP ENSURE A PEDESTRIAN-FRIENDLY ENVIRONMENT, THE PLANNED CIRCULATION PATTERNS ALLOW FOR DISTRIBUTION OF INTERNAL TRAFFIC THROUGH THE DEVELOPMENT. THE VEHICULAR ROAD PATTERN FOR POMPONIO TERRACE WILL INTEGRATE THE EXISTING AND PROPOSED ROADWAY SYSTEMS. FUTURE FILING ALLEYS CONNECT WITH ELIOT STREET AND 69TH AVENUE AND ALSO CONNECT WITH DECATUR STREET AND CLAY STREET APPROVED IN FILINGS NO. 1 AND 2. THE APPROVED FILINGS 1 AND 2 AREA INCLUDES ACCESS TO FEDERAL BOULEVARD VIA EXISTING 70TH AVENUE WITH TWO CONNECTIONS FROM POMPONIO TERRACE. ALL STREETS MEET THE ADAMS COUNTY ROADWAY STANDARDS. INTERNAL WALKS SHALL PROVIDE ACCESS BETWEEN UNITS TO TOWNHOME FRONT DOORS. INTERNAL WALKS WILL ALSO PROVIDE CONNECTIVITY FROM EACH UNIT TO ATTACHED WALKS ADJACENT TO PUBLIC STREETS. FINAL WALK LAYOUT WILL BE PROVIDED AS PART OF THE FDP.

G. OWNERSHIP AND MAINTENANCE OF COMMON AREAS

THE POMPONIO TERRACE METROPOLITAN DISTRICT (PTMD) IS RESPONSIBLE FOR THE ENFORCEMENT OF LANDSCAPE MAINTENANCE WITHIN DEDICATED OPEN SPACE TRACTS, LANDSCAPE & ACCESS EASEMENTS IN TOWNHOME LOTS AND DEDICATED ALLEY TRACTS. THE COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ALL LOCAL STREETS WITHIN THE LIMITS OF THE STREET RIGHT-OF WAY AFTER FINAL ACCEPTANCE HAS BEEN GRANTED. THE (PTMD) WILL BE RESPONSIBLE FOR REMOVAL OF SNOW, ICE, SLEET DEBRIS OR OTHER OBSTRUCTIONS FROM THE SIDEWALK AS WELL AS MAINTENANCE TO THE SIDEWALK.

FILINGS NO. 3 & 4 ARE INTENDED TO BE A ZERO-MAINTENANCE TOWNHOME COMMUNITY. LANDSCAPING WITH TOWNHOME LANDSCAPE & ACCESS EASEMENTS WILL BE INSTALLED BY THE TOWNHOME BUILDER.

H. TYPE, LOCATION, EXAMPLES OF COPY AND CONSTRUCTION SIGNS

THE MONUMENT SIGN APPROVED FOR FILINGS NO. 1 AND 2 IS EAST OF THE ELIOT STREET AND WEST 70TH AVENUE INTERSECTION.

I. TYPE AND ALLOCATION OF ALL USES INCLUDING PERMITTED USES, USES PERMITTED AFTER AMENDMENT TO THE PUD AND PROHIBITED USES

THE DESIGN INTENT FOR POMPONIO TERRACE IS TO CREATE A SINGLE FAMILY COMMUNITY THAT INCLUDES A VARIETY OF HOUSING TYPES INCLUDING SINGLE-FAMILY DETACHED AS WELL AS ATTACHED VARYING FROM 3-6 UNITS.

J. LOCATION AND TYPES OF LANDSCAPING AND MAINTENANCE PROVISIONS

REQUIRED OPEN SPACE AND ACTIVE RECREATION AREAS WILL CONFORM WITH ORIGINAL PDP REQUIREMENTS. TREE LAWNS ALONG 70TH AVENUE AND GREEN COURTS FRONTING LARGE PARK/OPEN SPACE AREAS AT THE SOUTH ARE TO BE MAINTAINED BY THE PTMD. REFER TO CHART ON SHEET 5.

K. DESCRIPTION OF BUILDING ENVELOPES INCLUDING SQUARE FOOTAGE AND/OR NUMBER OF UNITS. MINIMUM SETBACKS, HEIGHT, GENERAL EXTERNAL CHARACTERISTICS.

THERE ARE 114 TOWNHOME LOTS INCLUDED IN THIS PDP. SETBACKS ARE BASED ON REQUIREMENTS FROM ADAMS COUNTY. REFER TO SHEET 8 FOR BULK & DIMENSIONS STANDARDS.

ARCHITECTURAL DESIGN ALLOWS FOR INCORPORATION OF A VARIETY OF ARCHITECTURAL STYLES. ALL TOWNHOMES SHALL HAVE A COVERED PORCH OR STOOP ON ALL GROUND FLOORS. THE MAXIMUM HEIGHT OF TOWNHOME UNITS SHALL BE 41 FEET. ALL COMMUNITY DEVELOPMENT ON THE PROPERTY SHOULD COMPLY WITH THESE STANDARDS WHEN THEY ARE ADOPTED BY THE DESIGN REVIEW COMMITTEE (DRC). THESE STANDARDS WILL BE FINALIZED IN FUTURE FDP APPLICATIONS.

L. COVENANTS TO BE IMPOSED ON THE PUD

COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS) SHALL BE IMPOSED ON THIS PUD, TO BE ENFORCED BY THE PTMD.

M. ADDITIONAL CONTROLS SUCH AS ARCHITECTURAL CONTROL COMMITTEE OF A HOME OWNER'S ASSOCIATION

THE PTMD WILL ENFORCE DESIGN STANDARDS THROUGH CC&RS. ALL ARCHITECTURAL STYLES OF PROPOSED BUILDINGS SHALL REQUIRE APPROVAL BY THE PTMD DRC AND SHALL BE CONSISTENT WITH THE DESIGN GUIDELINES FOR THIS COMMUNITY FOR OVERALL ARCHITECTURAL INTENT.

N. UTILIZATION AND LOCATION OF ANY OUTDOOR STORAGE

ALL PROPOSED MARKETING/TEMPORARY STORAGE OR ANY OTHER ACCESSORY STRUCTURE IS PROHIBITED ON TOWNHOME LOTS.

O. UTILITY SERVICE PROVIDERS

CRESTVIEW WATER AND SANITATION DISTRICT HAS INDICATED THEY HAVE ADEQUATE CAPABILITY TO SERVE THIS PROPERTY WITH BOTH WATER AND SANITARY SEWER. XCEL ENERGY WILL PROVIDE GAS AND ELECTRIC SERVICES TO THE PROPERTY. APPROPRIATE EASEMENTS FOR ASSOCIATED IMPROVEMENTS AND UTILITY LINES ARE TO BE INCLUDED ON THE FILINGS 3 AND 4 AREA FINAL PLAN. SANITARY SEWER MAINS IN ALLEY TRACTS AND UP TO RECEIVING MANHOLES WITHIN THE RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE MASTER COMMUNITY ASSOCIATION.

P. ESTIMATED TIMETABLE FOR DEVELOPMENT

THE ESTIMATED LENGTH OF TIME FOR BUILD-OUT OF THE FUTURE FILING(S) AREA OF POMPONIO TERRACE IS 3-5 YEARS, BEGINNING FALL 2017.

Q. ANY OTHER PERTINENT FACTORS CONCERNING THE DEVELOPMENT

ADAMS COUNTY FIRE DISTRICT WILL SERVICE POMPONIO TERRACE.

FILE NO. _____
MAP NO. _____
RECEPTION NO. _____

518 17th Street
Suite 1575
Denver, CO 80202
www.ees.us.com
303-572-7997

EES
ENTITLEMENT AND
ENGINEERING SOLUTIONS, Inc.



Pomponio
TERRACE

FIRST AMENDMENT TO THE
FINAL DEVELOPMENT PLAN
POMPONIO TERRACE
ADAMS COUNTY, CO 80030

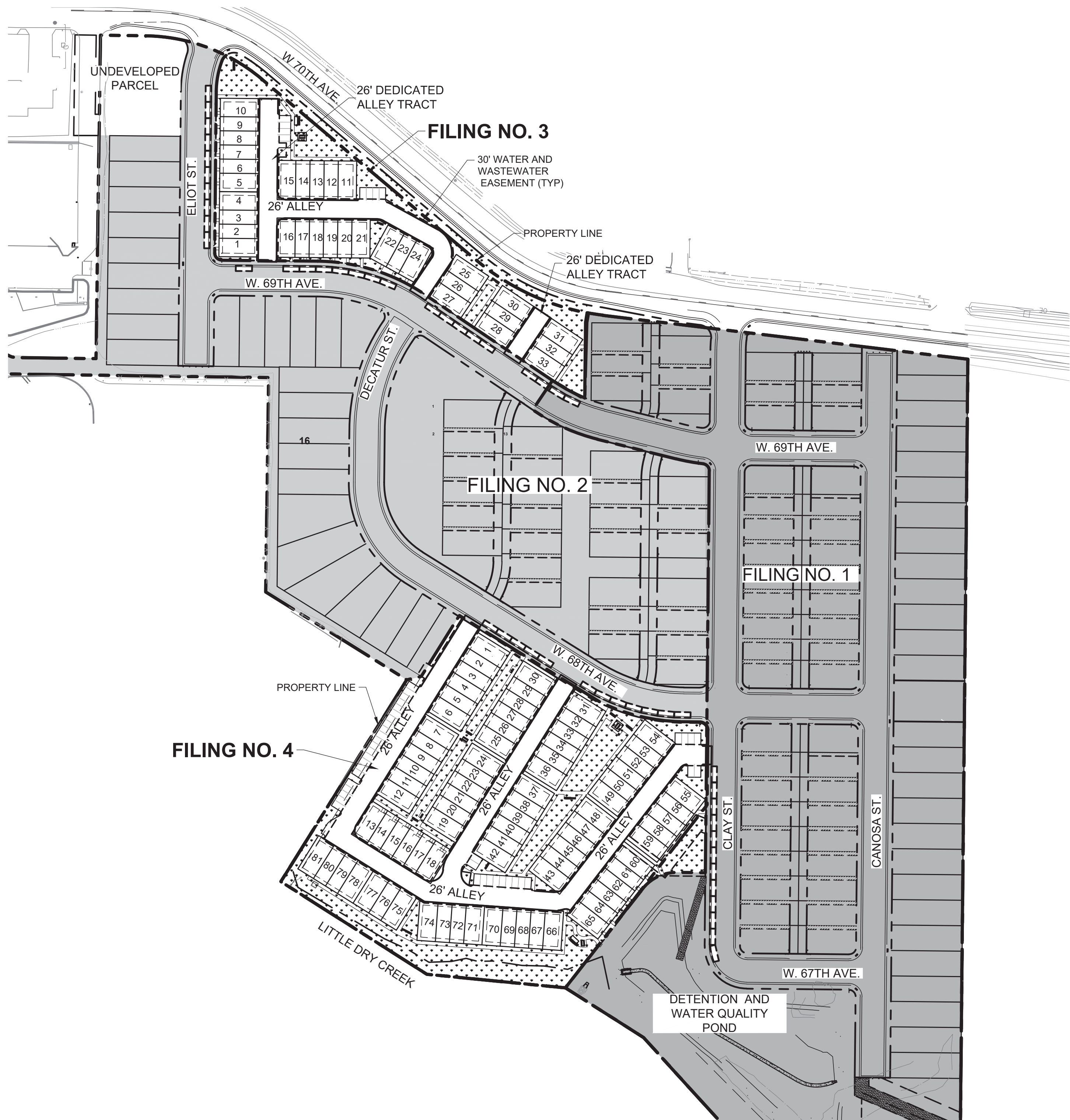
WRITTEN NARRATIVE

PROJECT NO:	PHT004.01
DESIGNED BY:	JNA
DRAWN BY:	EPT
DATE:	4/27/2018

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4/30/2018 4:10 PM P:\INTL HOLDINGS\POMPONIO FILINGS 3 AND 4\08 CAD\FILINGS 3&4 FDP.DWG

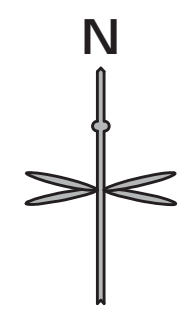
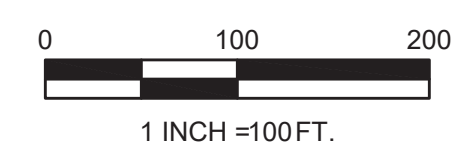
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LOT TYPE	QUANTITY
TOWNHOME LOT (FILING NO. 3)	33
TOWNHOME LOT (FILING NO. 4)	81
TOTAL	114

- EXISTING FILINGS NO. 1 & 2
- LANDSCAPE AND OPEN SPACE

- NOTES:**
- SHADED AREA IS FILINGS NO. 1 & 2 (ALREADY APPROVED).
 - PROPOSED AMENDMENT WILL NOT EXCEED THE APPROVED 248 UNITS.
 - A PEDESTRIAN AND MOBILITY PLAN IS PROVIDED ON SHEET 5 ILLUSTRATING MULTI-MODAL CIRCULATION THROUGHOUT THE SITE.



FILE NO. _____
 MAP NO. _____
 RECEPTION NO. _____

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Pomponio
 TERRACE

FIRST AMENDMENT TO THE
 FINAL DEVELOPMENT PLAN
 POMPONIO TERRACE
ADAMS COUNTY, CO 80030

FILINGS NO. 3 & 4 OVERALL SITE PLAN

PROJECT NO: PHT004.01
 DESIGNED BY: JNA
 DRAWN BY: EPT
 DATE: 4/27/2018