



Request for Comments

Case Name: Copeland Precast
Project Number: PRC2019-00002

February 8, 2019

The Adams County Planning Commission is requesting comments on the following requests: **1) Rezoning application to change the zone designation on approximately 78 acres from Agricultural-3 (A-3) to Industrial-1 (I-1); 2) Conditional use permit application to allow accessory outdoor storage in excess of 100% of building area.**

This request is located approximately 1,500 feet east of the intersection of Imboden Road and East 56th Avenue. The Assessor's Parcel Number is 0181700000018.

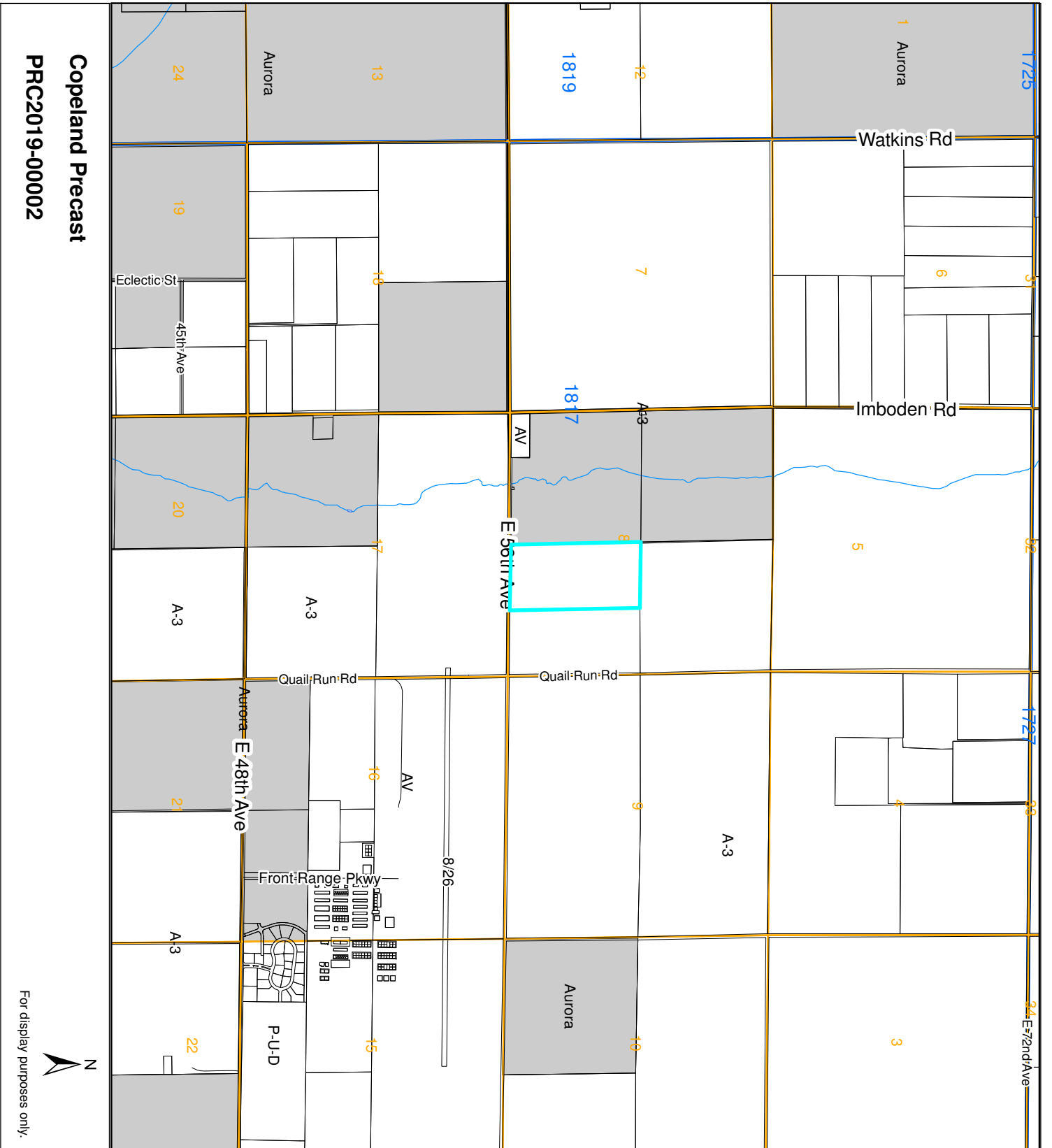
Applicant Information: Copeland Precast
Bart Copeland
904 South Lipan St
Denver, CO 80223

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216, or call (720) 523-6800 by 03/01/2019 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 upon request. 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



Copeland Precast
PRC2019-00002

- Legend**
- Railroad
 - Major Water
 - Zoning Line
 - Sections



For display purposes only.

ADAMS COUNTY
 COLORADO



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



904 S. Lipan Street, Denver, Colorado 80223
Phone 303-936-4817 | Fax 303-937-7820
www.copelandprecast.com

Written Explanation

Copeland Precast is a precast concrete manufacturing company. We currently operate in Denver and are looking to build an additional plant on 56th Avenue between S. Imboden Rd. and N. Quail Run Road. We are a modern precast plant that builds precast underground utilities. We would like to build a new facility that includes an office and a manufacturing plant with a batch plant. At this location we would pour concrete, build structures and ship from this location.

Timeline for this project would be to start building as soon as possible once all zoning and permits have been obtained. Improvements to property will include well, septic, power, drainage, roads, parking, office, manufacturing warehouse, fencing, landscaping and more as specified to meet Adams County's requirements. In this precast manufacturing plant, we estimate we will bring 25 jobs to the area. We will positively impact the surrounding communities with development, improvements and help create economic growth.

±68 ACRES LEFT AGRICULTURE
FOR FUTURE USE

±10 ACRES
PROPOSED USE

EAST 56TH AVENUE



STORAGE YARD
PRECAST ITEMS,
FORMS, &
SUPPLIES

LOADING
AREA

BATCH
PLANT

PROPOSED SHOP
±20,000 SQ.FT.

PROPOSED
OFFICE
±4,000 SQ.FT.

PARKING

LANDSCAPE

ENTRANCE

LANDSCAPE

