Request for Comments

Case Name: Midtown at Clear Creek - Filing 11 PUD Amendment No. 1
Case Number: PUD2019-00012

August 16, 2019

The Adams County Planning Commission is requesting comments on the following application:

**Minor Amendment an approved development plan for:** Revised landscape along eastern edge of Pecos St., including shade trees and updated fence plan identifying adjustments to rear fence line along lots 10-26 to accommodate two access points to rear yard for front-loaded single-family-attached units

This request is located at the southeast corner of Pecos Street and West 68th Avenue on Assessor's Parcel Number is 0182504400023.

Applicant Information: Brookfield Residential
CHRIS PETRO
6465 S. GREENWOOD PLAZA BLVE., SUITE 700
CENTENNIAL, CO 80111

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 08/30/2019 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 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
Planner III
WRITTEN EXPLANATION

Midtown at Clear Creek – Filing Eleven

Midtown at Clear Creek is a 181.8 acre Master Planned Community, officially termed a Planned Unit Development (PUD) in Adams County Colorado. The site is located southeast and southwest of the intersection of Pecos Street and 68th Avenue. The Midtown community is approved for a mix of uses including single-family detached homes, townhomes, multi-family homes, and mixed-use commercial-retail. The PUD was originally approved in 2008 and amended in 2012, 2014, and 2018 for 1,208 dwelling units, a 5-acre school site, a commercial/mixed-use amenity area and a variety of open spaces, including an approximately 32.5-acre open space park area.

This Minor Amendment to Filing Eleven Final Development Plan addresses revisions to the Site Plan, Landscape Plan, and the Fencing Exhibit. Key considerations include:
  1. Revised landscape along the eastern edge of Pecos Street, including the addition of shade trees; and
  2. Updated fencing plan identifying adjustments to the rear fence line along lots 10 through 26 to accommodate two points of access to the rear yards for front-loaded single-family attached units.

The number of lots, the amount of parking, and the amount of open space remain as approved with the original FDP. Anticipated timeframes for Filing 11 are not expected to be impacted by this Minor Amendment application.
1. All landscape area shall be irrigated with automatic irrigation system.
2. No ash tree varieties (Fraxinus species) are recommended on this site. All use of ash varieties is discouraged.
3. Tree lawn landscaping for the west side of Navajo St. was approved with the filing 7 FDP but has not yet been constructed. The planting shown in this sheet matches the design for this portion of the filing 7 FDP and will be constructed with filing 11.
NOTES:
1. ALL LANDSCAPE AREA SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM.
2. NO ASH TREE VARIETIES (FRAXINUS SPECIES) ARE RECOMMENDED ON THIS SITE. ALL USE OF ASH VARIETIES IS DISCOURAGED.
1. STEEL EDGER

2. BRICK PAVERS - PEDESTRIAN

3. SOLID FENCE - HORIZONTAL WOOD FENCE

4. OPEN FENCING - WELDED WIRE FENCE