Request for Comments-2nd Submittal

Case Name: T&G 73rd Avenue Rezone
Case Number: RCU2019-00044

November 19, 2019
The Adams County Planning Commission is requesting comments on the following application:
request to rezone from Agriculture-1 (A-1) to Industrial-1 (I-1). The Assessor's Parcel Number is 0171935302053.

Applicant Information:
AMANDA CARLSTON
541 E. GARDEN DR. Unit N
WINDSOR, CO 80550

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) 523-6800 by 12/06/2019 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 LBajelan@adcogov.org.

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

Layla Bajelan

Layla Bajelan, Long Range Planner I
Case Manager
This letter is in response to the comments made on 09/04/2019 for Case #RCU2019-00044, T&G 73rd Avenue Rezone. The purpose of rezoning this lot is so that the owner can combine this lot with their current lot to the east and propose indoor storage units. The use of this site will be the exact same as the property to the east.

The comments provided by the County are listed below in the order they were received. A response has been made for each comment and is shown in red italic text.

**Development Services, Engineer**
Greg Labrie

- **ENG1**: The traffic letter completed by RidgeTop Engineering and Consulting Firm is required to be revised using The Institute of Transportation Engineers Trip Generation Manual for daily traffic volumes of an Industrial Park based on acres of development.
  - Response: The traffic letter has been revised to use The Institute of Transportation Engineers Trip Generation Manual based on Industrial Park numbers. – In Appendix

- **ENG2**: The drainage letter is required to be revised to discuss the type of drainage facilities that will be required at full development and described the location of the storm water outfall for the future development.
  - Response: The drainage letter has been revised to discuss the drainage facilities that are proposed on site. The location of the storm water outfall has also been described within the drainage letter. – In Appendix

**Development Services, Right-of-Way**
Marissa Hillje

- **ROW1**: Rec# 1995030124191 is a resolution for an exemption from subdivision regulations.
  - Response: Understood.

- **ROW2**: With the building permit and engineering review a title commitment should be submitted, which should be used to depict the applicable recordings on the site plan. Send Adams County a copy of the title commitment with your application dated no later than 30 days to review in order to ensure that any other party's interests are not encroached upon.
  - Response: A title report has been included with this submittal. – In Appendix

- **ROW3**: No additional right-of-way will be required in relation to this case unless a Traffic Study indicates otherwise. 30’ of half right-of-way exists on the north side of E 73rd Ave., which is the requirement by the Adams County Transportation Plan (2012).
  - Response: Understood.
No comments were received by the following Commenting Division:
- Environmental Analyst Review – Katie Keefe
- Development Services Building and Safety, Chief Building Official – Justin Blair
- Parks – Aaron Clark

**Revisions to Plan:**
- This site is no longer proposing outdoor storage. The proposed use of this site will be indoor storage facilities only.
- A site plan has been added to show the proposed storage facility.
- The drainage letter has been revised to state that there will be structures onsite. Calculations have been revised as well.
- Updates to 73rd Avenue have been provided in front of the storage facility.
- Additional documents have been provided to show the replat of this site and the site to the east.

If you have any questions, please do not hesitate to contact me.

Thank you,
Amanda Carlston
acarlston@ridgetopeng.com
970-545-4247
DATE: November 14, 2019

TO: Mike Crawford – Deputy Superintendent of Mapleton Public Schools

FROM: Amanda Carlston – Ridgetop Engineering

PROJECT: T&G 73rd Avenue Rezone – Case #RCU2019-00044

This letter is in response to the comments made on 08/13/2019 for Case #RCU2019-00044, T&G 73rd Avenue Rezone. The purpose of rezoning this lot is so that the owner can combine this lot with their current lot to the east and propose indoor storage units. The use of this site will be similar to the property to the east and will not be an industrial building bringing in supplies with large trucks. As properties are developed along 73rd Ave, the roadway will be widened, and curb and gutter and sidewalks will be added to the front of the property. The County is responsible for the rest of 73rd Ave renovations.

The Welby Neighborhood Plan prepared by Adams County includes both residential and industrial uses within this area. Indoor storage is listed as an acceptable facility under industrial zoning. As mentioned above, with the addition of this storage facility, the roadway and sidewalk will be widened and upgraded. This should allow for safer passage for pedestrians through this area.

If you have any questions, please do not hesitate to contact me.

Thank you,
Amanda Carlston
acarlston@ridgetopeng.com
970-545-4247
DATE: November 14, 2019  
TO: Donna George – Xcel Energy  
FROM: Amanda Carlston – Ridgetop Engineering  
PROJECT: T&G 73rd Avenue Rezone, Case # RCU2019-00044

This letter is in response to the comments made on 08/28/2019 for Case #RCU2019-00044, T&G 73rd Avenue Rezone. The purpose of rezoning this lot is so that the owner can combine this lot with their current lot to the east and propose indoor storage units. There is an Xcel easement for the overhead electric line that runs over the client’s property. The structures for this line are outside of the property lines. With the construction of indoor storage units, there will be an asphalt roadway and landscaping within the Xcel easement. This will allow for better access to the structure just north of the northern property line. We would also like to propose stormwater detention within this easement and have filed an Encroachment Application to start the process of this approval. We will also make sure to reach out to John Lupo to have the project assigned to a Land Rights Agent.

Please do not hesitate to contact me if you have any questions.

Thank you,

Amanda Carlston  
acarlston@ridgetopeng.com  
970-545-4247
DATE: 11/14/2019

TO: J&M Custom Cabinet Shop, Inc.

FROM: Amanda Carlston – Ridgetop Engineering

PROJECT: Case #RCU2019-00044

This letter is in response to the comments made on 08/12/2019 for Case #RCU2019-00044, T&G 73rd Avenue Rezone. The purpose of rezoning this lot is so that the owner can combine this lot with their current lot to the east and propose indoor storage units. The use of this site will be similar to the property to the east and will not be an industrial building bringing in supplies with large trucks. As properties are developed along 73rd Ave, the roadway will be widened, and curb and gutter and sidewalks will be added to the front of the property. The County is responsible for the rest of 73rd Ave renovations.

If you have any questions, please do not hesitate to contact me.

Thank you,
Amanda Carlston
acarlston@ridgetopeng.com
970-545-4247