Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided in person to the One-Stop Customer Service Center of the Community and Economic Development Department. The following items will be expected by our One-Stop Customer Service Center:

- One paper copy of all new materials
  o Paper copies shall not exceed 11”x17” (exception shall be made only for construction drawings or engineering plan review)
  o All paper copies shall be accompanied by the attached Resubmittal Form
- One digital copy of all new materials
  o All digital materials shall be in a single PDF document
  o The single PDF document shall be bookmarked
  o If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
Re-submittal Form

Case Name/ Number: RCU2019-00046

Case Manager: Holden Pederson

Re-submitted Items:

☐ Development Plan/ Site Plan
☐ Plat
☐ Parking/ Landscape Plan
☐ Engineering Documents
☐ Subdivision Improvements Agreement
☐ Other: ___________________________

* All re-submittals must have this cover sheet and a cover letter addressing review comments.

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:
  • Restate each comment that requires a response
  • Provide a response below the comment with a description of the revisions
  • Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Addressing, Building Safety, Neighborhood Services,
  Engineering, Environmental, Parks, Planner, ROW, SIA—Finance, SIA—Attorney
PLN1: Applicant has requested a Conditional Use Permit for a Public Service use that would allow a modular home to serve as living quarters for the Strasburg Fire Protection District’s career and volunteer personnel that cover the fire station. A portion of the space will also be utilized for administrative functions.

PLN2: Fire station is currently considered a legal nonconforming use in the Commercial-5 (C-5) zone district. This Conditional Use Permit would bring the proposed modular home and living quarters into compliance with the Adams County Development Standards and Regulations for a commercial zone district.

PLN3: Applicant must provide a site plan with proposed setbacks from the property lines to the proposed structure in order to demonstrate that the setback requirements for the C-5 zone district can be met.

PLN4: In order to create a more residential appearance along Westview Avenue, staff recommends that the modular home be oriented so that it faces the north property line.

PLN5: No additional parking is proposed for the crew quarters, as there is existing parking for personnel on the east and west sides of the existing fire station as well as parking for the public in front. The parking requirement for “Government Offices” states that the requirement is based on review by the Director of Community and Economic Development considering site size, topography and supporting facilities.
   a. Section 4-12-02-05 of the Adams County Development Standards and Regulations states that all striping of parking spaces must be evident at the property lines.
   b. Section 4-12-04-07 lists handicap parking space requirements that are based on the total number of parking spaces in the lot.
   c. Staff believes the applicant’s application would be strengthened by complying with these regulations to stripe parking areas and provide accessible parking.

PLN6: Currently a white picket fence surrounds the property, there are no trees or shrubs, and more than half of the site is paved while the other half is covered by native grasses.
   a. Section 4-16-07-01 lists five street frontage landscaping options for areas along any property line abutting a public road right-of-way. Staff recommends that one of these options (calculated for approximately 300 feet of street frontage) is included within the area abutting the west property line that is not currently paved.
   b. Staff also recommends that one of the street frontage landscaping options (calculated for approximately 150 feet of street frontage) is included along the south property line. Staff recommends that the applicant includes landscaping in the east and west corners of the area abutting the south property line in order to enhance the viewshed along E Colfax Avenue, which represents a major road through Strasburg and is designated as a section line.
   c. Section 4-07-02-01 lists performance standards for detached single-family dwellings. Section 4-07-02-01-03 lists landscaping requirements, which include a minimum of 1 large tree and 5 shrubs, or 2 ornamental trees and 5 shrubs that are required for each residential lot. In order to enhance the residential appearance along Westview Avenue, staff recommends that the applicant include the required detached single-family dwelling landscaping along the north property line and in front of the modular home.
   d. Staff believes the application would be strengthened by demonstrating a willingness to conform to the maximum extent that is feasible with these landscaping regulations.
Commenting Division: Development Services, Engineering

Name of Reviewer: Matt Emmens

Email and Phone Number: MEmmens@adcogov.org / 720-523-6826

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C1002H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG2: The project site is not located in a NRCO district. An environmental assessment is not required.

ENG3: The project site is NOT within the County's MS4 Stormwater Permit area. The use of erosion and sediment control BMPs are expected. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements.

ENG4: Applicant is required to submit a site plan showing all existing and proposed improvement, site dimensions, setbacks, landscaping, etc.

ENG5: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site. A drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

ENG5: If the proposed scope of work shows the use of the new structures on the site will generate over 20 vehicles per day, then a traffic impact study signed and stamped by a professional engineer will be required.

ENG6: The developer is required to construct roadway improvements as required by the approved traffic impact study.

ENG7: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by Adams County Public Works Department.

ENG8: Any changes or modifications to the existing access points, the developer must obtain an access permit from the epermitcenter.

Commenting Division: Development Services, Right-of-Way

Name of Reviewer: Marissa Hillje

Email and Phone Number: mhillje@adcogov.org / 720-523-6837

ROW1: Westview is classified as a local street per the 2012 Adams County Master Transportation Plan. As such it should have a half right-of-way width of 30 feet. Since the existing half right-of-way width is 20 feet, Adams County requests a dedication of 10 feet additional right-of-way.

ROW2: Long Branch Street is classified as a local road which requires 30 ft for the ½ street. Currently, there is 30ft of right-of-way for the ½ street. If there is a rational nexus to acquire additional right of way it needs to be equal to the impact of the development. This can be determined by a traffic impact study and/or public improvement requirements for the development.

ROW3: HWY 36/ Colfax Ave is classified as a principal arterial road per the 2012 Adams County Master Transportation Plan. As such it should have a half right-of-way width of 70 feet. A surveyor should be hired to confirm the existing half street length to see if additional right of way dedication is needed. If
there is a rational nexus to acquire additional right of way it needs to be equal to the impact of the
development. This can be determined by a traffic impact study and/or public improvement requirements
for the development.

ROW4: 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.

Commenting Division: Development Services, Addressing
Name of Reviewer: Marissa Hillje
Email and Phone Number: mhillje@adcogov.org / 720-523-6837

No comment.

Commenting Division: Development Services, Environmental Analyst
Name of Reviewer: Katie Keefe
Email and Phone Number: KKeefe@adcogov.org / 720-523-6986

No comment.

Commenting Division: Parks and Open Space
Name of Reviewer: Aaron Clark
Email and Phone Number: AClark@adcogov.org / 720-523-8005

No comment.

Commenting Division: Development Services, Building and Safety
Name of Reviewer: Justin Blair
Email and Phone Number: jblair@adcogov.org / 720-523-6843

No comment.
September 24, 2019

Holden Pederson  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: Strasburg Fire Protection Crew Quarters, RCU2019-00046  
TCHD Case No. 5653

Dear Holden Pederson,

Thank you for the opportunity to review and comment on Conditional Use Permit for a modular home to serve as living quarters for the Strasburg Fire Protection District located at 55281 E. Colfax Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has no comments.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD’s comments.

Sincerely,

Kathy Boyer, REHS  
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Dylan Garrison, TCHD