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: RECEIVED OCT 2 1 2019
Staff (accepting intake): Raylene Swarts
Resubmittal Active: Addressing, Building Safety, Neighborhood Services,

Engineering, Environmental, Parks, Planner, ROW, SIA—Finance, SIA—Attorney
Please find the responses from the Strasburg Fire Protection District related to this Conditional Use Permit Application below. For the ease of the reviewer I have extracted the comments directly from your correspondence into this document along with our responses.

**Development Team Review Comments and Responses**

**Commenting Division:** Development Services, Planning

**Resubmittal Required**

**Name of Reviewer:** Holden Pederson

**Email and Phone Number:** HPederson@adcogov.org / 720-523-6847

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.

**Strasburg Fire Response:**

*The final site plan will be submitted once the final design drawings are received from the modular home vendor. Given the existing lot arrangement and the proposed location of the*
modular unit the only street frontage where a setback is a concern would be along Long Branch Street. The Fire District attests and affirms that the modular unit will be set back a minimum of 25 feet from Long Branch Street as required in the Adams County Development Guidelines for a local road.

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.

Strasburg Fire Response:

The preference of the Fire District is to orient the modular unit facing Long Branch as shown on the attached sketch. In addition, the modular unit needs to be located in close proximity to the existing Fire Station in order to facilitate a rapid staff response to the station for emergency responses. If the unit were to be backed up against the station and oriented to the north it would be some distance away from Westview. As Long Branch is a busier street then Westview we feel that this would be a more appealing view to orient the modular to the west. Finally, it is the desire of the Fire District to eventually add a small deck off of the back of the modular unit. If the unit is placed facing the north property line this will be difficult to achieve.

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.

Strasburg Fire Response:

Acknowledged. Parking spaces on the south, east and west sides of the existing fire station will be striped in accordance with this section. The existing handclapped parking space will also be parked, signed and striped in accordance with this section.

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.

**Strasburg Fire Response:**

*As discussed in the meeting held with Development Staff on 10/15/2019 it is not possible to install any landscaping along this 300-foot street frontage except to the north of the existing Fire Station. This is approximately 100-feet of frontage abutting the west property line. The Fire District is willing to select one of two permitted options for this area. The final selection along with a design and plant list will be submitted with the final site plan that will be included with the construction permit drawings.*

**Option 3:** Install a ten (10) foot landscape area along the road right-of-way. Within the landscape area, two (2) trees and five (5) shrubs shall be planted per forty (40) linear feet of frontage. Drive aisles shall be counted as zero (0) feet in depth.

**Option 5:** Install a landscape berm with a two (2) foot minimum average height. The berm shall have a slope of no greater than one (1) foot of rise to every four (4) feet of run. Within the landscape area, one (1) tree and five (5) shrubs shall be planted per sixty (60) linear feet of frontage.

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.

**Strasburg Fire Response:**

*There are no areas of the concrete pad or gravel areas south of the existing Fire Station that are appropriate for landscaping. The entirety of that area is utilized for emergency vehicle access/egress and normal fire department operations. This includes:*

- **Training activities**
- **Normal access/egress of large fire apparatus**
- **Utilization of the area as an alternate landing zone for medical evacuation helicopters**
- **Use of an existing fire hydrant located on the southeast corner of the property as a water refilling point for larger water tenders to support fire incidents in non-hydranted portions of the community**

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.

**Strasburg Fire Response:**

*This modular unit is not a single-family dwelling as defined by the International Building Code, International Fire Code and International Residential Code. Based on the use and occupancy of the modular unit it has been designated by the Adams County Building Official as an R-3 occupancy, therefore the single-family dwelling requirements do not apply to this project.*

*That being said it is the intent of the Fire District to provide some level of landscaping and plantings around the immediate area of the modular unit to enhance the overall appearance. The attached sketch outlines the basic plan outline of the area.*

*It was also pointed out by staff at the 10/15/2019 meeting to review these comments that the Fire District needed to provide a pedestrian walkway from the modular unit to the existing paved areas that surround the building. As part of the landscaping that the Department intends to install around the modular unit hardscape material will be included to accommodate this request.*

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.

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**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.
**Strasburg Fire Response:**

*Acknowledged. This will be provided with the site drawings from the modular unit vendor.*

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.

**Strasburg Fire Response:**

*This will not be required as there will be less then 3,000 square feet of impervious area associated with this project.*

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.

**Strasburg Fire Response:**

*The proposed modular unit will be utilized for staff that are currently working at the existing fire station. As a result, there will be no increase in vehicle traffic to the existing building or modular unit thus no traffic study is necessary.*

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

**Strasburg Fire Response:**

*The proposed modular unit will be utilized for staff that are currently working at the existing fire station. As a result, there will be no increase in vehicle traffic to the existing building or modular unit thus no traffic study is necessary.*

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

**Strasburg Fire Response:**

*Does not apply to this project as no public improvements will be needed.*

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

**Does not apply to this project as no modifications to access points will be required.**

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

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Strasburg Fire Response:

**Acknowledged – no additional information required at this time.**

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

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Strasburg Fire Response:

**Acknowledged – no additional information required at this time.**

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

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Strasburg Fire Response:

**Acknowledged – no additional information required at this time.**

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

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Strasburg Fire Response:

**Acknowledged – no additional information required at this time.**

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

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Strasburg Fire Response:

**Acknowledged – no additional information required at this time.**
Aerial view of the existing area showing the approximate location where the modular unit will be installed.
Trees and shrubs as required. Final landscape area width will be based on the requirements of Option 3 or Option 5 of the Development Guidelines.

Concrete and/or pavers for travel path

Deck

Modular unit – approximately 1,800 square feet

Minimum distance to west property line is 25-feet