Case Name: Strasburg Community Church Rezone
Case Number: RCU2019-00054

November 18, 2019

The Adams County Planning Commission is requesting comments on the following application: **Rezoning to Commercial-0 (C-0) from Agriculture-1 (A-1) on approximately 6.44 acres.** This request is located at 56155 SUNSET AVE. The Assessor’s Parcel Number is 0181333101001.

Applicant Information:

TIM STRASSER  
PO BOX 556  
STRASBURG, CO 80136

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 12/11/2019 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 HPederson@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.

Holden Pederson  
Planner I
October 29, 2019

Holden Pederson  
Adams County, Colorado  
Community and Economic Development  
4430 S. Adams County Parkway, 1st Floor, Suite W2000A  
Brighton, CO 80601

RE: **Strasburg Community Church – Rezoning Project Statement**

Dear Mr. Pederson,

**Project Description**

Strasburg Community Church (the “owner”) wishes to rezone the 6.44-acre parcel of land located at 56155 Sunset Avenue, Strasburg CO or more specifically, Lot 1, Englebrecht Subdivision Filing No. 1, Adams County, State of Colorado (the “Site”). The proposed rezoning application will change the currently designated as Agriculture-1 (A-1) zoning to Commercial-0 (C-0) to allow an elementary school use inside an existing place of worship (church). A “Place of Worship” and “Private Primary and Secondary Schools” are allowed within the C-0 zoning.

The owner believes that there is a great need and high demand for additional school capacity in the community of Strasburg. Recent single family home development in the area has increased the number of the students in the public school system. The owner believes that adding a school to their existing facility will help the community. The owner wishes to rezone their property to allow for the school use and provide an opportunity for future school development on their property. In regards to future development not proposed with this application the owner proposes the following variances to the C-0 zoning designation being approved with this application to facilitate the construction of a future school building on the north end of the property.

**Variances to Criteria**

- Proposed allowable building height for future school development: 35’
- Proposed allowable gross square footage for future school development: 20,000 SF

This property is located in the Urban Residential long range planning category. The Adams County Comprehensive Plan indicates that this long range planning category can support neighborhood commercial uses designed to serve the needs of nearby residents. Adding a school use to the existing property will undoubtedly serve the needs of nearby residents within the community. This project is assumed to be accordance with the definition for Urban Residential from the Comprehensive Plan (page 97): “Urban residential areas are designated for single and multiple family housing, typically at urban densities of one dwelling per acre or greater. These areas are intended to provide for development of residential neighborhoods with a variety of housing types, with adequate urban services and transportation facilities. Urban residential areas may include supporting neighborhood commercial uses designed to serve the needs of nearby residents.”
With this rezoning application, the church intends on creating a school within the existing structure that can accommodate up to 80 students. The project will modify the interior of the existing structure and add a driveway access connected to the proposed Aspen Street, being built as part of the Blackstone Ranch Filing No. 4 Subdivision. Additionally, curb, gutter and sidewalk will be added to the property frontage along Sunset Avenue. Please contact Kimley-Horn and Associates if you have any questions or need additional information in regard to this application.

Sincerely,

Eric Gunderson, P.E.

KIMLEY-HORN AND ASSOCIATES, INC.
Eric Gunderson, P.E.
Project Manager
Strasburg Community Church Rezone
Case Number: RCU2019-00054

Legend
- Railroad
- Major Water
- Zoning Line
- Sections

For display purposes only.

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