Request for Comments

Case Name: Pecos Logistics Park Wall Height Variance
Case Number: VSP2020-00001

January 24, 2020

The Adams County Board of Adjustment is requesting comments on the following application:

**Variance from maximum industrial fence, wall, and screening height of eight feet in order to allow a wall height of ten feet within a landscape bufferyard area.** This request is located at 5751 PECOS ST. The Assessor's Parcel Number is 0182509300023, 0182509300056, 0182509300058, 0182509300063, 0182509300065, 0182509300067, 0182509300068, 0182509309001, 0182509312001, 0182509312002, 0182509313002, 0182509314002.

Owner Information: PECOS LOGISTICS PARK LLLP
4221 BRIGHTON BLVD
DENVER, CO 802163719

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 **2/17/2020** 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 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
Hardship Statement - Variance Request

Attachment 1

Pecos Logistics Park

The subject property is located north of W 56th Avenue, between Tejon Street & Vallejo St, bordered on the north by Union Pacific railroad ROW. The entire property is approximately 2,880,860 sf in area. Lot 3 is approximately 773,113 sf, Tract A containing the detention pond for the entire Park, is 165,078 sf and Tract B, a dedicated landscape tract along Vallejo St to provide buffer from residential to industrial use, is approximately 23,633 sf. The total amount of landscaping proposed within Lot 3 is 12.55% which exceeds the minimum 10% required.

1.) Request approval for 10’ masonry or decorative concrete wall at provided Tract B – landscape buffer tract in lieu of 8’ screen wall allowed.

1. There exists special physical requirements or circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.

The proposed wall is located along the west boundary of the property. It creates a separation between the Industrial Zone and the Residential Zone to the west. We have a concern that the loading activity taking place within the industrial zone will be visually disruptive to the residential neighbors. The current eight-foot wall height, we believe, will not be sufficient to adequately screen the industrial property. We therefore proposed increasing the height to ten feet.

2. Because of these physical circumstances, the strict application of the code would deprive the applicant of rights commonly enjoyed by other properties in the same district.

The additional wall height will allow the industrial property to operate and park loading vehicles at the dock positions while minimizing the visual impact to the neighbors. At the proposed 10’ height, no trucks, trailers or any other vehicles we be seen by the residences west of Vallejo Street.

3. Granting the variance will not confer on the applicant any special privilege.

The proposed 10’ masonry or decorative concrete wall in lieu of 8’ screening fence or wall in the Tract B landscape buffer zone between industrial and residential land uses will provide far superior protection to our neighbors from the transfer of sound and light from operations within Lot 3. It will also provide a far superior aesthetic appeal beyond existing conditions. Finally, it will screen view of the residences from the traffic and operations within the business park offering instead extensively landscaped buffer area that does not exist today to buffer the existing outdoor manufacturing and heavy industrial use from their homes. The existing outdoor manufacturing and heavy industrial will be replaced by our development offering an interior, less intense industrial use. (see exhibit for rendering compared to existing condition)

4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with the regulations.

The wall can be constructed to conform to the regulations, but we believe it is in the best interest of both the County and the adjacent residential property owners that the wall be constructed to a taller height.
The eight feet, we believe, does not meet the intent of the code to provide adequate screening from the adjacent residential zone district.

5. The special circumstances or hardship is not self-imposed.

Truck loading is a basic and necessary function of this type of industrial properties. There will be times when trucks are parked at the loading positions and would be visible from the adjacent properties. The eight feet, we believe, does not meet the intent of the code to provide adequate screening from the adjacent residential zone district.

6. That the variance, if granted, will be in harmony with the general purpose and intent of the Adams County regulations and with the Adams County Comprehensive Plan.

We believe the intent of the wall as enumerated by the zoning code, is to provide visual screening from the loading activity that will occur within the subject property. The ten-foot height is consistent with this stated purpose as it will create a more effective screen.

7. That the variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations.

The additional wall height will provide a benefit to the residential zone district by providing a more adequate screen to the loading area. The ten-foot wall makes it easier to comply with the County standards for loading area screening.

8. That the variance, if granted, would not allow a use which is not otherwise permitted in the zone district in which the property is located, would not result in the extension of a non-conforming use, or would change the zone classification on the property.

The subject property is currently zoned industrial. The proposed zoning is also industrial. The variance, if granted will not change or modify the uses allowed within the zone district.