Request for Comments

Case Name: Apex Plumbing (API) Recycling
Case Number: RCU2019-00052

October 24, 2019

The Adams County Planning Commission is requesting comments on the following application: **Conditional Use Permit to crush and recycle concrete and asphalt in the Industrial-2 (I-2) zone district.** This request is located at 4420 W 58th Avenue. The Assessor's Parcel Numbers are 0182507300045, 0182507300046.

Applicant Information: APEX PLUMBING
BRIAN WILKIE
12275 W. 48TH
WHEAT RIDGE, CO 80033

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 11/14/2019 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 GJBarnes@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.

Greg Barnes
Planner III
Apex Plumbing (API) Recycling
RCU2019-00052

Legend
- Railroad
- Major Water
- Zoning Line
- Sections

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

For display purposes only.
September 14, 2019

Adams County Economic and Community Development
4430 S. Adams County Parkway
Brighton, CO 80601

RE: Submittal for Conditional Use Permit, 4420 W. 58th Ave

Dear Adams County Officials,

On behalf of Apex Plumbing, LLC, please find submitted under this cover letter an application for Conditional Use related to 4420 W. 58th Ave located in unincorporated Adams County.

The applicant, Apex Plumbing (Apex), has operated in Metro-Denver for 34 years. In this time Apex has grown from owner operated to over 60 employees. In the last five years Apex has completed over 7,000 underground utility projects for residential, commercial, municipal, and emergency projects. In doing so, Apex has a google rating over 4.6/5 stars and has become the preferred contractor in Metro-Denver for major contractors, water districts, municipalities, and the real estate industry. Apex’s investment in 4420 W. 58th Ave is designed to provide Apex with the ability to grow beyond 100 employees and expend our ability to serve the greater Denver community.

While the County and the City of Arvada’s Arvada Transit Station TOD §7 2007 expressed the desire to redevelop the area 12 years ago, it was determined by marketing and site analysis that the area’s use should remain the same as a result of Industrial Chemical’s (ICC) heavy industrial use (despite a 2013 rezoning to I-1; at the writing of this letter Apex has been unable to acquire conditional use permits for ICC to better facilitate Apex’s response to ICC’s I-1 reclassification). In addition to ICC’s permanent adverse impacts on TOD 2007, Arvada acknowledged that compatibility issues, floodway issues, and a lack of viable transportation linkages were identified as “key issues” in performing TOD 2007 successfully.

Following Conceptual Revue Meeting September 2019 – Apex agrees that a formal review will alleviate all concerns related to the addition of “API Recycling” as a fully compliant I-2 activity under “Conditional” and “Permitted” use as provided in Adams County Development Standards & Regulations Chapter 3 – Zoning District Regulations Use Chart 2019. Additionally, we will provide expert testimony and engineered specifications that will demonstrate the City of Arvada’s objections to not only be false but will demonstrate that these activities meet our combined interests in developing greater environmental stewardship goals, the TOD 2007 employment objectives, and provide Apex the ability to continue to provide its valuable service to the Greater Denver area.

It is significant to demonstrate that the API Recycling activities are for small-scale use and will not replicate the large-scale activities of Allied Recycling or the proposed Pit 10 Brannan project. Apex Plumbing is excited to demonstrate the recycling technologies being deployed that will reduce carbon footprints, traffic, and waste without creating adverse impacts for our neighbors.

Thank you in advance for the work of Adams County Staff and the boards of commissions.

Sincerely,

Brian Wilkie
Apex Plumbing Recycling

Apex Plumbing, LLC, proposes to continue its permitted and I-2 zoned use for operations at 4420 W. 58th Ave in unincorporated Adams County. This submission is to provide information defining a small-scale concrete recycling process that will take place on 1/8th of an acre or approximately 5,000sf as part of the Conditional Use Permit application. A Conceptual Review and Neighborhood Meeting took place for this property in September 2019.

Apex Plumbing has been operating in the Greater Denver Area for over 35 years and has become the contractor of choice for contractors, home owners, municipalities, and the real estate industry. Over the last five (5) years Apex Plumbing (Apex) has grown from an owner operator small business to a rapidly growing company with 65 employees. As a function of continuous growth, Apex found a property centrally located to major transportation corridors and appropriately zoned I-2. The 4420 W. 58th Ave site was perfect for Apex Plumbing to develop as a purpose-built facility that can headquarter over 100 employees and support business operations that include over 1,200 underground utility contracts per year.

This permit will allow for an additional activity to take place with special attention paid to environmental and neighborhood concerns. The technology being deployed for the concrete crushing activities is designed to operate well under the sound decibel limits and has a dust suppression system that is designed for urban in-City use.

The landowner proposes to continue use of the concrete recycling system to help reduce traffic, carbon footprints, economic cost offsets, waste reduction, and job creation as a small-scale program capable of offsetting our rock and flow fill material costs. These activities will also include the preparation of the required permeable asphalt surface, as well as, the continuous maintenance of this surface.
Description of Proposal Exhibit

[Diagram showing a site with labeled areas for Crushing, New Building, and Existing Structures.]