Re-submittal Form

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

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
January 10, 2020

Holden Pederson
Adams County
Development Planning Services
4430 S Adams County Parkway
Brighton, CO 90601

RE: Strasburg Community Church Rezone – Project Number: RCU 2019-00054

Dear Mr. Pederson:

Thank you for the comments for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the utility plans, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER

Adams County Planning Comments – Holden Pederson

PLN1: REQUEST

a. Applicant is requesting a rezone to the C-0 zone district in order to permit “Places of Worship” and “Public or Private Primary and Secondary Schools” uses by right.

b. Currently, there are two existing Conditional Use Permits that have been approved for the site. 35-89-ZCE approved a Conditional Use Permit for “Places of Worship” without an expiration date and RCU2014-00009 approved a Conditional Use Permit for the Strasburg Community Church food bank as an accessory use to the Strasburg Community Church with an expiration date of May, 2024.

c. If this rezoning request is approved, the existing Strasburg Community Church as well as the existing food bank and the proposed school (considered accessory uses to the primary “Places of Worship” use) will be permitted in the zone district by right without the expiration dates associated with previous Conditional Use Permits.

   Response: Noted, this is consistent with the applicant’s understanding of the project.

PLN2: COMPREHENSIVE PLAN

a. Adams County Comprehensive Plan. Site is designated with a future land use of Urban Residential. Per Imagine Adams County, “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.”
i. Primary uses include single and multi-family housing. Secondary uses include compatible uses such as neighborhood schools, community facilities, parks, open space, and limited commercial development.

ii. The purpose of this future land use category is to provide areas for a variety of housing types and to create and maintain healthy residential neighborhoods.

iii. The Criteria of Designation for this future land use category includes the following: Adequate urban services and transportation facilities; requires central water and sewer services; and avoid incompatible uses in residential neighborhoods.

- Response: Noted. *The proposed church and school use are consistent with the allowed Secondary uses within the proposed zone district.*

b. Strasburg Plan. Subject parcel is identified for residential development. Future Land Use within the Plan is designated as residential.

i. Goal: Facilities and Services. Given facilities and sewer constraints, ensure that adequate facilities and services, including utilities, schools, parks, public safety, and other necessary facilities and services are available at the time of development.

- Response: Noted. *The proposed use will provide additional school capacity for the community. Additionally, a will serve letter for water and sewer services has been requested from the Strasburg Water and Sanitation District. The existing church is currently being served by this District.*

PLN3: SITE LOCATION / ZONING

a. 56155 Sunset Avenue / 0181333101001

b. Property is currently designated Agricultural-3 (A-3) zoning.

- Response: Acknowledged.

PLN4: COMMENTS

1. Applicant has requested two Variances related to the maximum height and the maximum floor area per commercial use allowed by the C-0 zone district. These issues must be resolved prior to scheduling public hearings in order to ensure that a nonconforming situation will not be created if rezoning approval is granted by the Board of County Commissioners.

a. Maximum height. Applicant must confirm height of existing structure and whether the height will be increased as a result of this proposal. Please provide the height measured from the established grade elevation to the mean height level between eaves and ridges of the roof. Do not include Spires, towers, or similar accessory projections in calculating the height.

i. Definition of structure height (Chapter 11, Section 11-02-541): “The vertical distance from the established grade elevation to the highest point of the coping of a flat roof or the deck line
of a mansard roof or the mean height level between eaves and ridges for gable, hip, or gambrel roofs. Chimneys, spires, towers, elevator penthouses, tanks, and similar accessory projections shall not be included in calculating the height unless specifically referred to."

ii. If the existing structure height exceeds 25’, staff will determine whether approval of a separate Variance application will be required prior to scheduling public hearings for the Rezoning request, whether a condition of approval can be included with Rezoning approval that would require a future Variance application, or whether the structure can be considered legal nonconforming if the Rezone to C-0 is approved.

Response: The existing church is approximately 23.5’ tall measured from existing grade to top of roof (ridge line). The existing church has a steeple which is taller than 25’ and not considered in the 23.5’ measurement as it is allowed per code. Increasing the height of the existing church is not proposed with this application or anticipated to be proposed in the future. Additionally, the variance request originally proposed with the initial application, is NO LONGER being requested as part of the application.

b. Maximum floor area per commercial use. “Places of Worship” and “Public or Private Primary and Secondary Schools” are considered institutional uses, not commercial uses; therefore, this regulation does not apply towards the applicant’s proposed uses.

i. Definition of commercial uses (Chapter 11, Section 11-02-113): “This use includes airports, landing strips and heliports; animal hospitals; automobile service stations; bed and breakfast establishments; campgrounds, commercial; communications towers, commercial; commercial retail; convenience retail stores; drive-in establishments; golf courses and driving ranges; heavy retail and heavy services; indoor commercial recreation/entertainment; kennels, commercial; lodging, commercial; massage business; off-premise advertising devices; offices; outdoor commercial recreation; parking lots, commercial; racing facilities; restaurants; services; sexually oriented business; and trade schools.”

ii. Existence of this regulation will help bolster the applicant’s case that the proposed Rezoning will meet the fourth Criteria of Approval for a Zoning Map Amendment (listed in Chapter 2, Section 2-02-15-06-02).

Response: Since there is no restriction for maximum floor area for Places of Worship or Public or Private Primary and Secondary Schools, there is no need for a variance request and is therefore NO LONGER being requested.

2. Applicant must confirm if the church will be expanded as a result of this project or if the existing building footprint will instead be repurposed to accommodate the school use.

Response: The existing building footprint will be repurposed to accommodate the school use. Expansion of the existing building footprint is not proposed with this application.

3. Applicant must provide a Will Serve letter from the Strasburg Water and Sanitation District confirming that service can be provided for the three proposed uses: church, food bank, and school.
- Response: The existing church is already being served by the Strasburg Water and Sanitation District. A will serve letter has been requested by the applicant, as requested by the County. The District is holding a board meeting on January 14th, at which time they will decide whether to provide the requested letter.

4. Upon receiving Rezoning approval from the Board of County Commissioners, applicant must apply for and be issued an approved Change in Use permit for the new use that will be brought on to the site. Review of the Change in Use permit is processed in the same manner as a building permit. Planner Review of the Change in Use permit will be contingent on compliance with the applicable parking, landscaping, zoning, and performance standard regulations.

    - Response: Noted, thank you.

5. If the Rezoning request is approved, Conditions of Approval will likely be included that relate to Tri-County Health Department’s Food Service Plan Review requirement, Strasburg Fire Protection District’s fire alarm and fire suppression system requirements, and the Colorado

    - Response: Noted, thank you.

**Strasburg Fire Protection District – Patrick Conroy**

1. If a classroom(s) are constructed within the current building they will be considered as accessory to a place of worship under Section 303.1.4 therefore will be classified as an A-3 occupancy.

    - Response: Noted, thank you.

2. Requirements for fire alarm and/or fire suppression systems shall be determined as required in the 2018 Edition of the International Existing Building Code.

    - Response: Noted, thank you.

3. If a new education facility is constructed on the property that is separate from the existing place of worship it shall not be considered as an accessory use and shall be evaluated based on its intended use and occupancy.

    - Response: Noted, thank you.

4. Fire department water supply and access shall be considered for any new buildings based on the requirements of the International Fire Code.

    - Response: Noted, thank you.

**IREA – Brooks Kaufman**
1. The association has reviewed the contents in the above referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, service requirements and environmental impact. The Association has no comments at this time.

  - Response: Noted, thank you.

CDPHE – Sean Hackett

1. Insufficient information is presently available to determine whether the proposed use will result in the system meeting the definition of a public water system. If the system meets the definition of a public water system, the system must meet the requirements of Regulation #11 Colorado Primary Drinking Water Regulations. The system must receive approval of any sources, treatment, and potable water tanks prior to commencement of construction. In this case, the water system may be constructed, and the existing infrastructure must be approved prior to commencement of operation. In addition, the system must receive approval from the Water Quality Control Division of a capacity assessment based on the requirements found within the New Public Water System Capacity Planning Manual. This approval must also be obtained prior to commencement of construction or in this case commencement of operations.

2. Insufficient information is also available to determine how the wastewater will be handled form the school and whether the system has the potential to generate greater than 2,000 gallons of domestic wastewater per day. If the system has the potential to generate greater than 2,000 gallons of domestic wastewater per day, the system must receive site location and design approval and a discharge permit from the Water Quality Control Division prior to commencement of construction or in this case, commencement of operations.

  - Response: The proposed school use is to be constructed within the existing church building. The existing church is serviced by the Strasburg Water and Sanitation District for domestic water supply and sanitary sewer service. A new water service or sanitary connection to the public facilities is not proposed with this project. A public water or public sanitary system is not being proposed with the project. It is anticipated that the Strasburg Water and Sanitation District will continue to serve the project.

Please contact me at (719) 453-0182 or eric.gunderson@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Eric Gunderson, P.E.
Project Manager