

Community & Economic
Development Department
Development Services Division
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
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Request for Comments

Case Name: 5200 WYANDOT
Project Number: PRC2020-00003

February 20, 2020

The Adams County Planning Commission is requesting comments on the following applications: **1) Minor Subdivision to create additional parcels 2). Rezone request from R-1-C to R-3.** This request is located at 5200 WYANDOT ST. The Assessor's Parcel Number is 0182516222007.

Applicant Information: REGAN FOSTER
5200 WYANDOT
DENVER, CO 80221

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 03/17/2020 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 LBajelan@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.

Layla Bajelan, Long Range Planner II
Case Manager

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Written Explanation for 5200 Wyandot st. Rezoning

Regan and Elizabeth Foster are wanting to rezone their 5200 Wyandot lot to R-3 to match the surrounding zoning so they can build a triplex in the north side of their lot. There are no final architectural plans at this point for review with full descriptions of buildout but there is a basic site plan provided which lays out a conceptual idea that meets the building setbacks, frontage and access. Provided is a site plan, proof of ownership, property taxes are current and will be paid prior to final rezoning, proof of access for water, electric and sewer. As of now we do not have a definitive plan for final build out but are in the beginning stages of rezoning.

Written explanation of the agreement and all public improvements:
Copy of proposed subdivision improvements agreement:

The purpose of this project is to subdivide 5200 wyandot st. and rezone the back parcel to an R3 zoning and build a triplex. The timeframe of construction plans to complete the project are within two years of the approval of the subdivision. As of now we are working to subdivide and rezone the lot. Once this is completed we will work on completing construction drawings to submit for building permit. The improvements what will be made to 5200 wyandot st. will be sidewalk, curb and gutter along 52nd and Wyandot along the entire property. All construction is proposed to be completed within two years of the approval of the subdivision. Rough estimates of improvements are estimated at \$60,000.

SITE PLAN

1"=20'-0"

2/7/2020

WYANDOT STREET

APPROXIMATE EDGE OF PAVING

EXISTING PARCEL PROPERTY LINE
PARCEL ID: 0182516222007

