Development Review Team Comments

Date:  10/19/2021

Project Number:  PRC2021-00007

Project Name:  8121 Quebec REZONE AND CONDITIONAL USE
PLN4. Criteria for Approval:
a. Section 2-02-15-06-02 outlines the criteria for approval for Zoning Map Amendments (Rezoning). These includes:
   1. Being consistent with the Adams County Comprehensive Plan.
   2. Consistent with the purposes of these standards and regulations.
   3. Will comply with the requirements of these Standards and Regulations.
   4. Compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
b. Section 2-02-09-06 outlines the criteria for approval for a Conditional Use Permit. These include:
   1. Is permitted in the applicable zone district.
   2. Is consistent with the purposes of these standards and regulations.
   3. Will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
   4. Is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.
   5. Has addressed all off-site impacts
   6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
   7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
   8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

PLN5. Comments
A. Lot dimensions shall conform to zone district requirements.
   1. The I-1 zone district requires a minimum of 1 acre lots. Proposed lots meet minimum size requirement.
   2. The minimum lot width in an Industrial-1 District shall be one hundred (100) feet. Proposed lots meet minimum width requirement.
   b. Amendments to the Adams County Development Manual were adopted by the BOCC on December 10, 2019, those amendments included changes to the outdoor storage regulations.
   1. In the I-1 zone district, Outdoor Storage (in excess of 100% of the building area) requires a Conditional Use Permit in the I-1 zone district.
   c. It appears that the proposed use on the property is cement, cinder block, concrete, lime or plaster manufacturing. If the performance standards 1-5 located in Section 4-10-02-07-01 cannot be met, then a Conditional Use Permit for this use will be required.
Development Engineering Review

ENG1: The Trip Generation Analysis did not include the total acreage of the site when calculating average daily traffic volumes and peak hour volumes. The analysis used 3.9 acres and the total area of the site is 5.87 acres. An explanation is required on why 3.9 acres was used to calculate the trip generation for the site instead of 5.87 acres or the trip generation analysis should use 5.87 acres to calculate trip generation for the site.

ENG2: The drainage letter has indicated that the existing retention pond will require modifications and improvements. The applicant should be made aware that if the existing retention pond is modified, then it must be brought up to current standards. The Adams County Development Standards and Regulations does not allow retention ponds, thus the existing retention must be converted to a detention pond. Some of the key features that can be considered for a detention pond is an outfall system or detention through infiltration. Each feature will require a thorough analysis and design by a professional engineer registered with the state of Colorado.

Neighborhood Services Review

Per the USE CHART - asphalt and concrete production facilities are NOT an allowed USE in the I-1 zoned district.
There appears to be a current residential USE occurring at this location (house structure at the north/east corner of the property 8121 Quebec St.).
There are no OPEN violation cases at this location at this time.
Resubmittal Required

ROW1: Quebec Street is classified as a Local Industrial/Commercial Road and as such should have a half right-of-way width of 30’. Additional right-of-way will be required and dedicated to Adams County being the difference between existing half width and 30’. It appears to be approximately 15’ of right-of-way. This is pursuant to the 2012 approved Master Transportation Plan for Adams County. The area of dedication will need to be verified and provided by a State licensed surveyor. This dedication will be separate instrument, and the surveyor will need to provide the legal description and an illustration for this dedication.

ROW2: Potomac is classified as a Local Industrial/Commercial Road and as such should have a half right-of-way width of 30’. Additional right-of-way will be required and dedicated to Adams County being the difference between existing half width and 30’. It appears to be approximately 17’ of right-of-way. This is pursuant to the 2012 approved Master Transportation Plan for Adams County. This dedication will be separate instrument, and the surveyor will need to provide the legal description and an illustration for this dedication.

ROW3: A Title Commitment is required and needs to be dated within 30 days of the application. All easements affecting the subject property needs to be shown on the plat.

ROW4: The storm water quality detention location will require an easement to the county and access to same as it does not appear to have been dedicated to the county. It will be owned and maintained by the property owner. This will be by separate instrument, based upon the engineering review. NO STRUCTURES, ANIMALS, OR STORAGE OF ANY MATERIAL OR VEHICLES ALLOWED within the detention area.

ROW5: No fencing within county right-of-way, needs to be a minimum of 18” behind sidewalk.

ROW6: Cannot dedicate right-of-way, drainage easements or access by this type of plat.
Resubmittal Required

ENV1. Application needs to provide more detail on concrete operations taking place on the property so that the standards and regulations can be applied to the conditions of the project. Details should nuisance control operations for items such as dust, noise and lighting and other off-site impacts. Detail on any storage of...

ENV2. Please provide a locations of crushers, batch plant, and other concrete operations on the site plan.

For reference, previous comments for this concrete operation under VSP2019-0032 included:

- It appears from the site plan photos that vehicles utilizing access #1 are bypassing the installed track pad. Installation of additional track pad material to accommodate vehicle flow or signs directing traffic shall be installed at access points to prevent offsite tracking of mud/dirt.

- Outdoor storage of 55-gallon drums shall be located within covered secondary containment. Applicant shall ensure that liquid and hazardous material containers are labeled and stored indoors within an appropriately sized and ventilated storage area.

- As demonstrated in applicant-provided photos, visible fugitive dust seen near the batch plant facility likely exceeds the limit of 20% opacity. Operator shall install onsite a wind gauge, such as an anemometer, to monitor wind speeds. Dry material batch plant operations must shutdown when windspeeds exceed 25 mph.

- Applicant shall submit to the County all necessary APEN permits obtained from CDPHE prior to commencing operations.

- The proposed washout area shall be lined with impervious material and adequately bermed to contain to prevent any washout water from leaving the designated area.
Commenting Division: Building Safety Review

Name of Reviewer: Justin Blair

Date: 09/07/2021

Email: jblair@adcgov.org

Complete

No Comment

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Commenting Division: Economic Development Review

Name of Reviewer: Ethan Rouse

Date: 08/24/2021

Email:

Complete

Support Business Rezone, use aligns with comp plan