

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



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Brighton, CO 80601-8218  
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## Request for Comments

Case Name: 461 E 66th Avenue Rezone  
Case Number: RCU2020-00023

September 23, 2020

The Adams County Planning Commission is requesting comments on the following application: **Zoning Map Amendment (rezoning) to change the zoning designations on approximately 2.12 acres from Commercial-4 (C-4) and Industrial-1 (I-1) to Industrial-3 (I-3). A separate lot line vacation application has been filed to combine three lots into a single 4.7-acre lot.** This request is located at 461 E 66TH AVE. The Assessor's Parcel Number is 0182503401008, 0182503401009, 0182503402001.

Applicant Information: 6625 INVESTMENTS LLC  
LISA GARD  
80 E 62ND AVE  
DENVER, CO 80216

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 10/07/2020 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 MBarringer@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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Maggie Barringer  
Planner I

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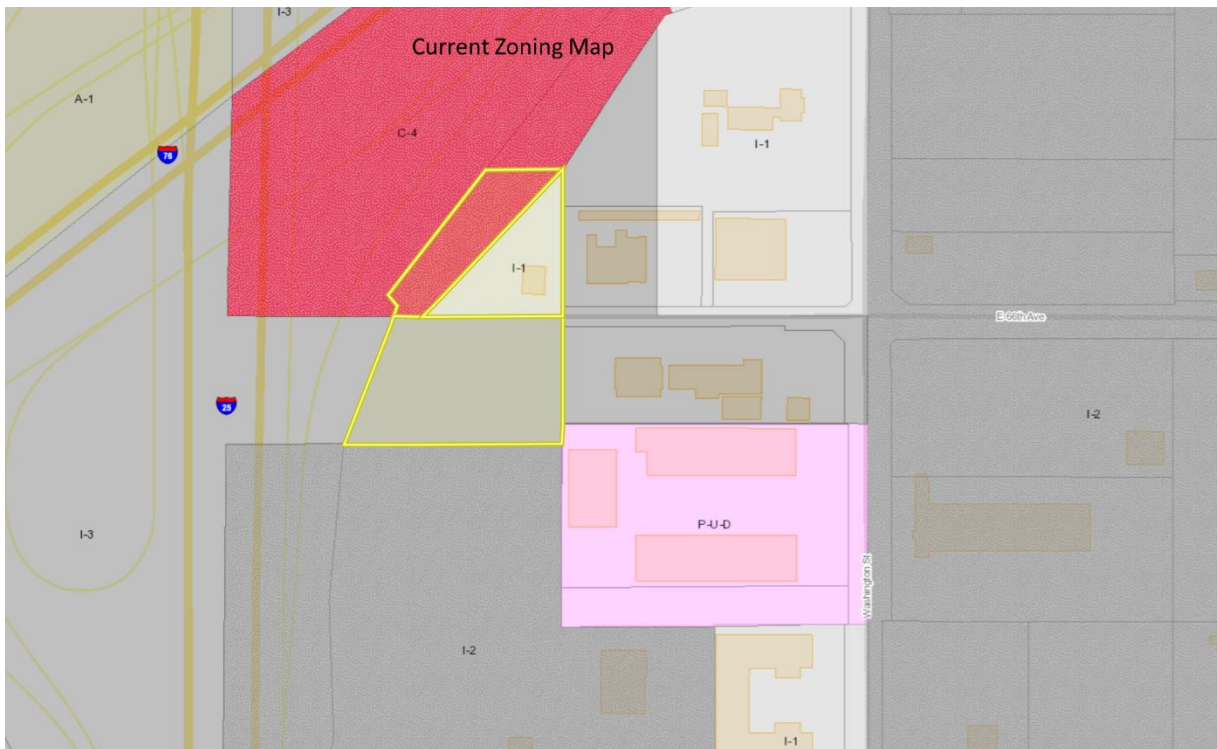
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### 3. Written Explanation of the Project

The purpose of this project is to consolidate three parcels owned by the applicant, all with different zoning, C-4, I-1, I-3, to the I-3 zone. A replat of the parcels into one plat is also being submitted.

The combined acreage of the parcels is approximately 4.71 acres. Zoning as I-3 will be within the two-acre minimum requirement. It will also be consistent with the surrounding parcels and with the future plan for the area. (See maps below.)



The consolidation of the parcels to an I-3 zone addresses the criteria of the regulations under section 2-02-15-6 for approval as follows:

- 1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan. The future plan for the area is industrial as is noted on the map below.*
- 2. The Zoning Map amendment is consistent with the purposes of these standards and regulations. The plan to merge the parcels and zones provides for a consistent use of the area and follows the guidelines of the regulations.*
- 3. The Zoning Map amendment will comply with the requirements of these standards and regulations. The attached site plan addresses and demonstrates compliance with the regulations.*
- 4. The Zoning Map amendment 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.* As shown in the current zoning map above, the I-3 zone is consistent and compatible with the neighborhood. The planned use for the property, for trucking services, parking and maintenance, will not be detrimental to development or safety of the area. Updating the fencing, buffer area landscaping and building consistent with the low impact (Section 9-01-03-14) and sustainable development practices (Section 3-27-06-05) will be incorporated in to the site planning and construction plans for this project and will enhance the neighborhood and upgrade to current standards.

This application is accompanied by the following items, according to the application checklist:

- Site Plan Showing Proposed Development including:
  - a. Proposed Building Envelope
  - b. Parking Areas
  - c. Site Access
  - d. Landscape Areas
- Trip Generation Letter
- Preliminary Drainage Analysis
- Neighborhood Meeting Summary
- Proof of Ownership (warranty deed or title policy)
- Proof of Water and Sewer Services
- Legal Description
- Certificate of Taxes Paid
- Certificate of Notice to Mineral Estate Owners/and Lessees
- Certificate of Surface Development