



Re-submittal Form

Case Name/ Number:

Case Manager:

Resubmitted Items:

- Response to Review Comments/Updated Hardship Statement
- Address Comments for Other PRC Case
-
-
-
-

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: <input type="text"/> |
| Staff (accepting intake): <input type="text"/> |



Development Review Team Comments

Date: 11/27/2019

Project Number: VSP2019-00037

Project Name: Trailer World Commercial Performance Standard Variance

Note to Applicant:

For submission of revisions to applications, a cover letter addressing each staff review comment must be provided. The cover letter must include the following information: restate each comment that requires a response and provide a response below the comment; respond to each comment with a description of the revisions and the page of the response on the site plan. And identify any additional changes made to the original document other than those required by staff.

Staff will need a resubmittal to address the comments indicated below. Otherwise, the variance will need to await the results of the rezone and plat case in order to be scheduled for a Board of Adjustment hearing.

Commenting Division: Development Services, Planning

Name of Reviewer: Libby Tart

Email: Ltart@adcogov.org / 720-523-6858

PLN1. REQUEST

A variance request from the Commercial Performance Standard 4-09-02-11-02 item #2 requiring that heavy retail and service industry uses front along a collector or arterial road. The subject property is currently located on 4.25 acres in an A-1 zone district. The applicant, Trailer World, has submitted another application to rezone the parcels to an I-1 zone district and create a minor subdivision plat to combine the five parcels into two lots. The rezone and plat must be approved prior to the variance going to a Board of Adjustment hearing. **NOTED**

PLN2. COMPREHENSIVE PLAN:

Site is designated as Mixed-Use Employment. Per Imagine Adams County, “this land use category allows a mixture of employment uses, including offices, retail and clean, indoor manufacturing, distribution, warehousing, and airport and technology uses”. **NOTED**

PLN3. SITE LOCATION/ ZONING:

- a. Address: 1610 Denver Avenue, Watkins, CO 80137 / Parcel #: 01819364330003, 0181936433001, 0181936433004, 0181936438002, 0181936438003
- b. The subject property is currently located in an A-1 zoning district.

PLN4. COMMENTS:

Case Number PRC2019-00010 for a rezone and subdivision plat application is currently under review with Case Manager Greg Barnes. He has requested a second submission for the case. Until this case goes before both hearing boards – the Planning Commission and Board of County Commissioners – staff cannot process this variance application any further. A legal rezone and plat must be approved prior to the Board of Adjustment hearing for the variance. **NOTED**

In the meantime, please respond to the comments noted below from other reviewers.

Commenting Division: Development Services, Engineering:

Name of Review: Eden Steele

Email: ESTeele@adcogov.org

ENG1: Please review all comments from engineering based on the review from PRC2019-00010 for the rezone and plat. **SEE COMMENT RESPONSES**

Commenting Division: Development Services, Right-of-Way and Addressing

Name of Review: Marissa Hillje

Email. mhillje@adcogov.org

ROW1: Please review all comments from ROW based on the review from PRC2019-00010.

SEE COMMENT RESPONSES

Commenting Division: Environmental Programs Manager

Name of Review: Katie Keefe

Email. Kkeefe@adcogov.org/

ENV1. No Comment. **NOTED**

Commenting Division: Development Services Building and Safety

Name of Review: Justin Blair

Email: jblair@adcogov.org / 720-523-6843

BSD1- No comment. **NOTED**

Name of Review: Donna George with Xcel Energy

303-571-3306/donna.l.george@xcelenergy.com

**Please note that Ms. George sent different comments on the rezone/plat portion of the PRC2019-00010 case currently in review.*

10' EASEMENTS PROVIDED AS REQUESTED

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the variance plans for **Trailer World** and has no apparent conflict.

Please be advised that Public Service Company has existing overhead electric facilities within the subject property. The property owner/developer/contractor must complete the application process for any new electric service or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities. **NOTED**

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction. **NOTED**

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Name of Review: CDOT

Comment:

No comments received for the variance case. **NOTED**

Name of Review: Tri-County Health

Comment by Kathy Boyer

Email/Phone: kboyer@tchd.org / 720-200-1585

No comments received for the variance case. **NOTED**

Neighborhood Comment 1:

Case: Trailer World Variance
Case Number: VSP2018-00037

Dear Adams County,

This response is in regard to the above referenced case, requesting a change in variance for the pending application by "Trailer World" (via Western Engineering Consultants) and their request to locate an office to the Watkins area.

As the formal representative and President of the above-mentioned corporation, which is comprised of 17 shareholders, we own adjacent land which is 160 acres in Watkins. Our land is described as: Township 3 South, Range 65 West, 6th PM Section 36: E/2S/2/2NE/4. This land

has been in our family for over 133 years and we still continue management and oversight of same.

With the request for new zoning for Trailer World, all owners involved in our corporation discussed the potential of Trailer World settling into the Watkins area, and we have evaluated what future impact this would have on our land as well as the surrounding area. With Denver's growth East toward our land, and the location of DIA accelerating this growth, our land will continue to increase in value and will eventually be a prime location for suburban, residential development. Our vision is to seek an upscale development, yielding high end and exclusive homes for future use. Therefore, keeping it specifically residential.

With these expectations we are in affirm agreement anything having to do with modular housing, including the sales associated with it, would be a distinct detraction and even a detriment to all Watkins property values. Modular homes, trailers, and any businesses associated to sell or manufacture trailers, have the stigma of lesser echelon housing. Due to this, we firmly agree Trailer World would impair and harm any future development on our property regarding upper scale and luxury homes, for the area of Watkins and potential residences. We do not see any "hardship" but rather this application used simply to reconfigure original protections originally set in place for residential use and keeping it from being zoned "Industrial." The request for re-alignment in order to accommodate this type of business is absolutely opposed and in direct conflict for future use and the original protections set forth.

Therefore, ALL owners of our 133 acres in the afore described property, are in unanimous agreement we fully oppose any modular housing and/or trailer sales or any trailer businesses to be located at the proposed site.

We DO NOT agree to allow TRAILER WORLD to be approved for the proposed variance request.

Thank you for your time and attention to the above, and we ask and request to disallow the requested variance change.

Madeline Young

President

SEE ATTACHED VICINITY MAP FOR PROXIMITY TO THIS SITE

TRAILER WORLD LOCATION
· COMPREHENSIVE PLAN SHOWS LOCATION AS MIXED USE EMPLOYMENT
· PROXIMITY ADJACENT TO EXISTING TRUCK STOP
· PROXIMITY ADJACENT TO I-70
· NOT DESIREABLE RESIDENTIAL OF ANY TYPE

E/2S/2/2NE/4 - INCORRECT LEGAL PROVIDED
E/2 S/2 N/2 NE/4 - ASSUMED CORRECT LEGAL
NE/4 SEC 36
· COMPREHENSIVE PLAN SHOWS LOCATION AS URBAN RESIDENTIAL
· AREA LOCATED IN DIA ZONE
· UNLIKELY TO BE DESIREABLE HIGH END RESIDENTIAL AT THIS TIME

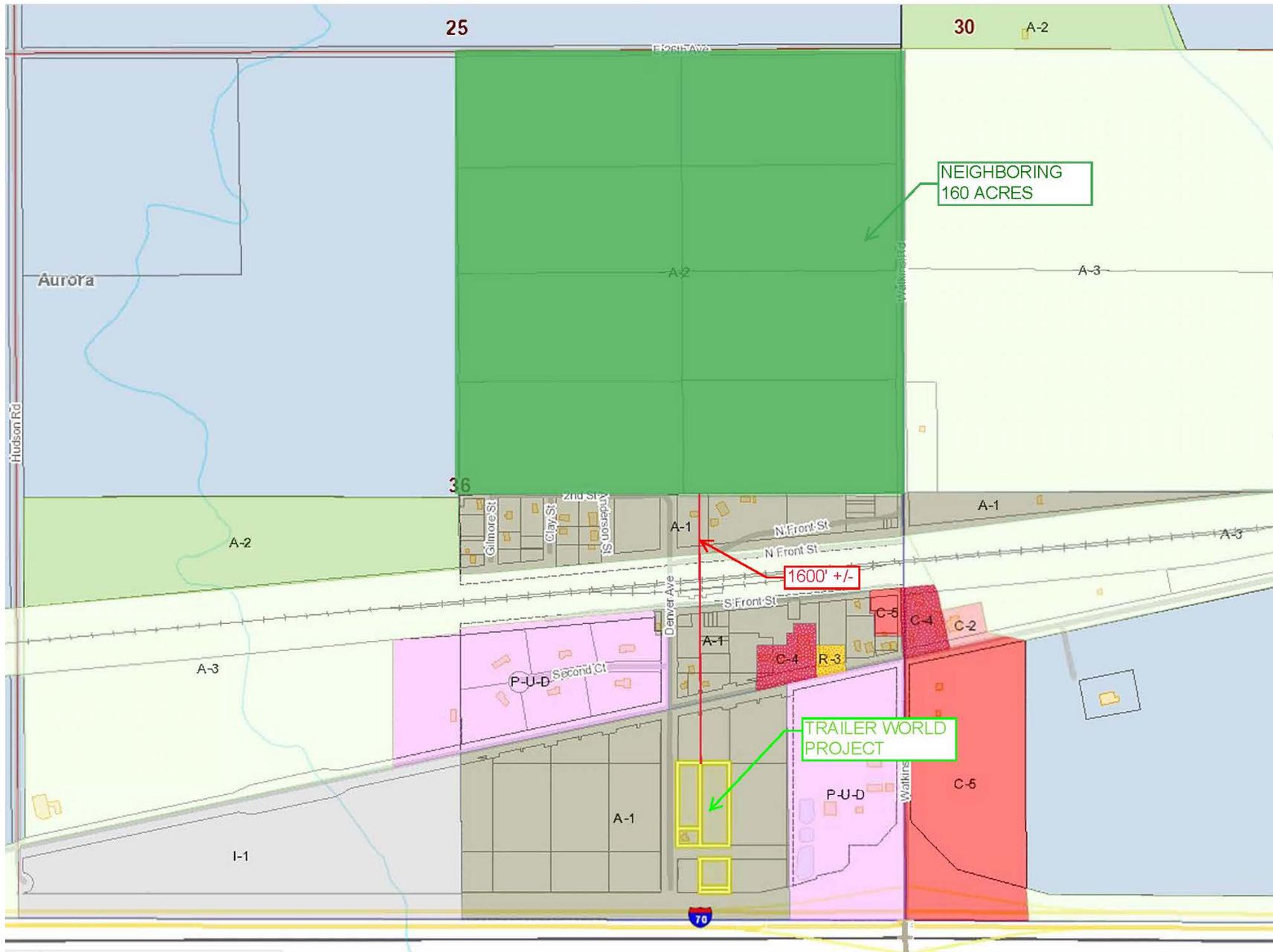


EXHIBIT A- TAKEN FROM ADAMS COUNTY ZONING

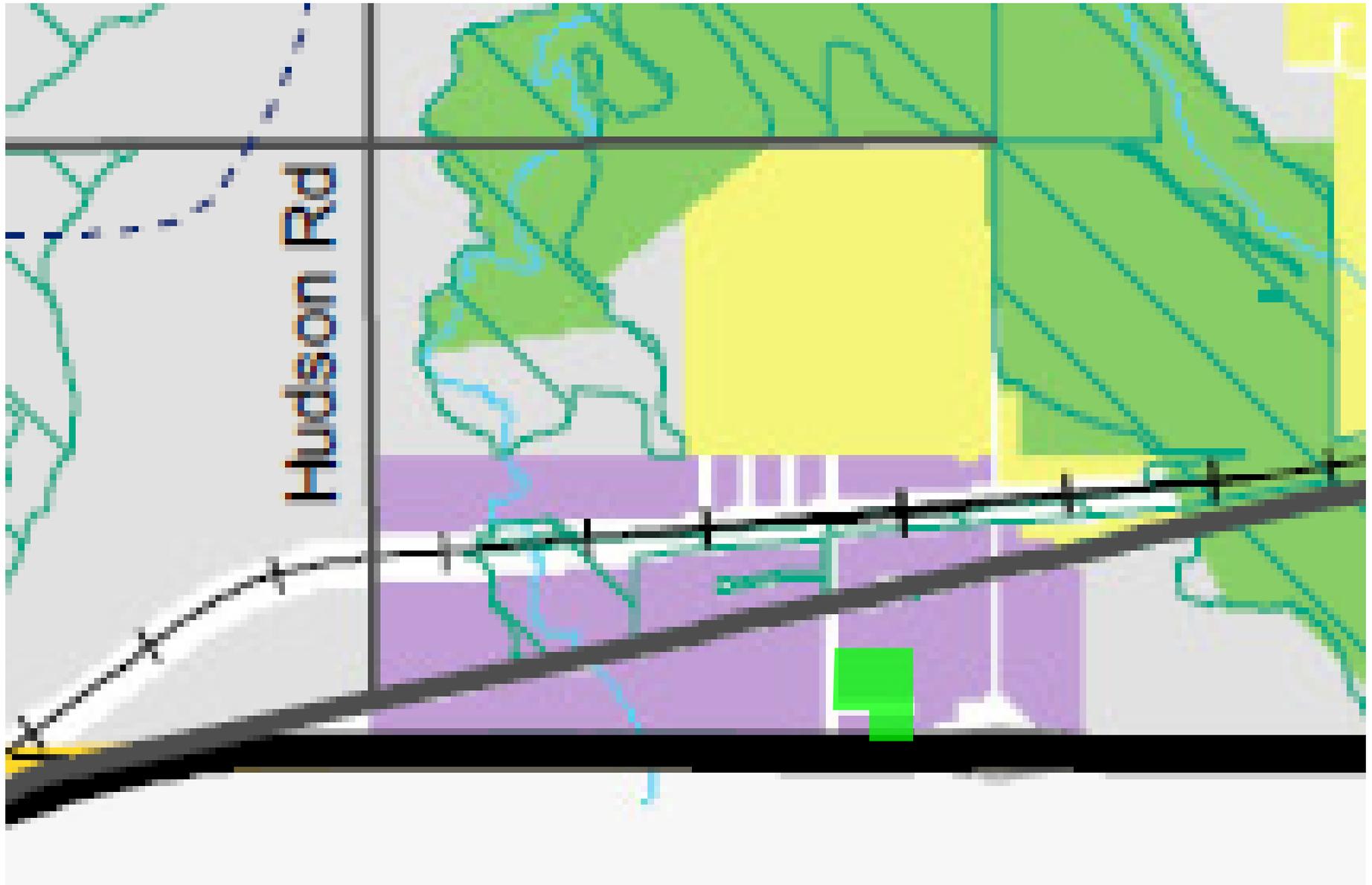


EXHIBIT B - TAKEN FROM ADAMS COUNTY COMPREHENSIVE PLAN

STATE OF COLORADO

Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



COLORADO
Department of Transportation

Project Name: **Trailer World in Watkins**

Print Date: 12/4/2019

Highway:

036

Mile Marker:

79.429

Drainage Comments:

SBL - 12/2/2019

I have reviewed the Trailer World, Final Drainage Report and have the following comments/questions:

- Is there a culvert under Denver Avenue at US 36/Colfax? **NO, TOO FLAT - NO DRAINAGE OUTFALL**
- What is tributary to Retention Pond A? DAC, DAS, P1, P2, FS, Off 36 & Off E? Was Retention Pond A sized for developed or undeveloped flow rates from Off 36 and Off E? **NOT SIZED FOR OFF E - PASS THROUGH FOR UNDEVELOPED FLOWS FROM OFF E & OFF 36**
- What all is tributary to Retention Pond B? P3 & Off SE? Was Retention Pond B sized for developed or undeveloped flow rates from Off SE? **NOT SIZED FOR STORAGE & FLOWS FROM OFF SE - BASIN OFF SE DESIGNED TO PASS THROUGH**
- Should this area be master planned to account for future developed and undeveloped flows? **ASSUMED NOT THIS PROPERTY OWNERS RESPONSIBILITY**
- I understand that flows are being directed to two retention ponds so I am expecting a significant reduction in proposed flows to US 36/Colfax Avenue from the historic rates. I would like the report to discuss and compare the historic vs proposed flow rates for US 36/Colfax Avenue. **PROPOSED PLAN REMOVES FLOWS FROM HISTORIC BASINS H1, H2, AND 75% OF BASIN FS FROM HISTORIC FLOW RATES**
- The report states if groundwater levels surface, the outlet structure will be raised. It appears to me that Retention Ponds A & B may not be modified or raised without an outfall constructed to West Box Elder Creek.

DRAINAGE REPORT REWORDED

Permits Comments:

I will need a set of plans showing the actual location in a better scale and show the CDOT ROW. RLW

---MC - 11-22-19

This referral is for a rezoning to allow trailer sales and repair. CDOT has no issues with the rezoning request.

Access to the site will be from Denver Avenue. However vehicles traveling to the site will need to use Hwy 36, a State Highway. The State Highway Access Code requires a developer to apply for a new State Highway Access Permit for an existing private access or public street intersection if their new development will increase the traffic volumes of the access by 20 percent or more. A new State Highway Access Permit will be required for the increase in vehicle trips to Denver Avenue from Hwy 36 and any improvements required at the intersection. If Adams County is the owner of Denver Avenue, Adams County should be the permittee on the permit. However Adams County may chose to have the developer be the permittee. Please contact Steve Loeffler about the requirements for the permit application. Steve Loeffler Access Manager, steven.loeffler@state.co.us, 303.757.9891

The written explanation of the project states that Third and Fourth Streets have been vacated. The Adams County GIS maps seems to show that Fourth Street still exists. CDOT would like an explanation of how the properties to the east of this project will obtain access to the State Highway if it is not by Fourth Street or Third Street to Denver Ave. CDOT does not support additional private access to the State Highway. **4TH STREET NOT VACATED**

All signing must be on-premise in nature and may not either wholly or partly on I-70 Right-of-Way.

All construction including grading must be on private property. No construction will be allowed in the I-70 Right-of-Way.