Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

• A response to each comment with a description of the revisions and the page of the response on the site plan;
• Any revised plans or renderings; and
• A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

• One digital copy of all new materials
  o All digital materials shall be in a single PDF document
  o The single PDF document shall be bookmarked
  o If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
  o Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.
Re-submittal Form

Case Name/ Number: VanPelt Planned Unit Development, Amendment No. 2 / PUD2023-00002

Case Manager: Brayan Marin

Re-submitted Items:

- [X] Development Plan/ Site Plan
- [ ] Plat
- [X] Parking/ Landscape Plan
- [X] Engineering Documents
- [ ] Subdivision Improvements Agreement (Microsoft Word version)
- [X] Other: A comment letter addressing all staff comments

* 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
Development Review Team Comments

Date: 4/10/2023
Project Number: PUD2023-00002
Project Name: VanPelt Planned Unit Development, Amendment, No. 2

Note to Applicant:
The following review comments and information from the Development Review Team is based on the information you submitted for the Major PUD Amendment Application. The Development Review Team review comments may change if you provide different information during a land use submittal/ building permit. Please contact the case manager if you have any questions.

Also, please note where “Section” is referenced, it is referring to the appropriate section of the Adams County Development Standards and Regulations.

Commenting Division: Development Services, Planning
Name of Reviewer: Brayan Marin, Planner II
Email: Bmarin@adcogov.org

Property Notes:
Address: 4300 Hudson Rd.
Parcel Number: 0181924301001
Acreage: 63.38 AC / 2,760,832 SF.
Zoning: PUD
Future Land Use Designation: CASP

Surrounding Zoning:
North: Aurora
South: Aurora
East: Aurora
West: Aurora

Applicable sections of code to review

A copy of Adams County Zoning Code can be found here.

PLN01: Amendment to the Van Pelt PUD is exclusive to the northern lot. The original PUD allowed for a Single-Family Dwelling, Mobile home to be used exclusively as a farm employee dwelling and warehouse and Animal & Pet food distribution.
The proposed amendment includes the following uses on the northern lot: Outdoor storage, distribution warehouse, “uses consistent with I-1 zone district, office use within existing structure, truck school, and renewable energy sources.

PLN02: Please revise the project narrative to provide more information regarding the proposed uses such as renewable energy sources and “uses consistent with I-1 zone district.” What uses are envisioned for this site

PLN03: The proposed outdoor Storage will be about 15 acres. Lot, one encompasses 35 acres (43%). Applicant will need to provide the material that will be used as a surface parking material for the Outdoor Storage area per Sec. 4-15-02-05 Surface of Parking Area.

PLN04: The proposed Outdoor Storage area will need to be screened in accordance the Fencing, Walls, and Screening Section 4-11-01-03 of these standards and regulations.

PLN05: Per Sec. 4-15-04-10 Bicycle facilities A minimum number of bicycle parking spaces shall be provided, equal in number to five percent (5%) of the total number of automobile parking spaces provided, but not less than one (1) space. Please provide a revised site plan showing the proposed location of the bike parking facilities.

PLN06: Please provide a concept plan for the proposed landscape on the site, per Sec. 4-19-07 Required Lot Landscaping and Sec. 4-19-07-01 Street Frontage Landscaping.

PLN07: Please include the current vehicle and road circulation patterns within the site. Be sure to include the material used for these internal driveways.

Commenting Division: Development Services, Right-of-Way Agent
Name of Review: David Dittmer, ROW Agent
Email: DDittmer@adcogov.org

ROW1: A copy of a recorded Statement Authority or operating agreement for 4300 Hudson Real Estate, Inc will need to be provided to verify authority of signatory to bind the entity. Their name and title needs to be typed within the signature blocks.

ROW2: Provide the Case Number at the top right-hand corner of all sheets.

ROW3: Need to add the County Attorneys Acceptance block and revise the others as follows:
PLANNING COMMISSION APPROVAL
RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS ______ DAY OF _________________ A.D. 202_

______________________________________
CHAIR

BOARD OF COUNTY COMMISSIONERS’ APPROVAL
APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS ______ DAY OF _________________ A.D. 202_

______________________________________
CHAIR
ADAMS COUNTY ATTORNEY’S OFFICE

APPROVED AS TO FORM

ROW4: 4300 Hudson Real Estate does not own any portion of Lot 2. If the owner/applicant wants to include Lot 2, the owner of this parcel will need to be a signatory on the Amendment.

ROW5: Pursuant to the Final PUD Plan for the Van Pelt Subdivision it originally had a shared circle access to both lots. No easement provided. Due to the changes to the access as currently shown in GIS, the access points may need to be approved by engineering review, and all ingress and egress locations need to be properly permitted.

ROW6: Label Lots on Sheet 2

Commenting Division: Development Services, Engineering:
Name of Review: Greg Labrie / Civil Engineer III
Email: Glabrie@adcogov.org

Development Engineering has no comments regarding the amendment request to the PUD. The applicant should be made aware of the engineering process and requirements to complete the site improvements to support the development of the PUD.

ENG1: Applicant must submit a site plan with property boundaries. Location of proposed improvements must be clearly indicated with setback distances from property lines. Please specify on the site plan where proposed improvements are located with respect to both existing improvements and property lines. Also specify the dimensions of said improvements and include a North Arrow.

ENG2: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0688H, the project site is PARTIALLY located within a regulated 100-yr floodplain. Any improvements within the floodplain will require a floodplain use permit.

ENG3: Property is NOT in Adams County MS4 Stormwater Permit area. A Stormwater Quality (SWQ) Permit is NOT required, but a State Permit COR400000 WILL be required if one (1) acre or more is disturbed. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

ENG4: If the applicant proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY.

ENG5: All improvements to the property must be done outside of public Right-of-Way.

ENG6: If the applicant is proposing to install over 3,000 square feet of impervious area on the whole project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and
final approval. The County may grant administrative relief from the criteria if the increase in impervious area is less than 5% of the overall development and if the nature of the work applied for meets the intent of these standards and specifications. Such relief shall be based upon technical justification submitted with the drainage letter and grading plan. Drainage design shall have no adverse off-site impacts on neighboring properties or the public ROW.

**ENG7**: The applicant is required to complete a Trip Generation Analysis (TGA), signed and stamped by a Professional Engineer (P.E.) licensed in the State of Colorado. If the vehicle trips per day exceed twenty (20), the applicant will be required to submit a Traffic Impact Study (TIS) and may be responsible for roadway improvements (i.e. curb, gutter and sidewalk).

The TGA must contain the following items:

1. A reference to a specific Land Use Code from the Institute of Traffic Engineers’ Trip Generation Manual (TGM). If the proposed use does not have an exact Land Use Code match, then the code referenced should be one that most closely resembles the proposed use.

2. The AM Peak Hour, PM Peak Hour, and Total Daily site-generated traffic counts for the specific Land Use Code used.

3. A written description of the proposed use that provides context and any nuance necessary to most accurately describe the use.

Please refer to Section 8-02 of the Adams County Development Standards and Regulations (ACDSR) for more information regarding the TGA requirements.

**Commenting Division: Development Services, Environmental:**

**Name of Review**: Megan Grant, Environmental Analyst

**Email**: Mgrant@adcogov.org

**ENV1.** What are they planning to store in this proposed area?

**ENV2.** The western third of the parcel is located within the Natural Resource Conservation Overlay (NRCO), corresponding to the 100-year floodplain also transecting the parcel. The NRCO aims to protect important wildlife areas and designated floodplains and their riparian areas, among other things. See Sections 3-43 and 4-14-02 of the Adams County Development Standards and Regulations for more details.

**ENV3.** If the land area disturbance within the NRCO boundaries is greater than one (1) acre, then a Resources Review must be completed by a qualified professional consultant prior to application submittal so that it may be taken into consideration. See Section 4-14-02-02 for Resources Review methodology.

**ENV4.** All development must comply with the NRCO buffers/setbacks requirements for individual protected resources provided in Section 4-14-02-04-02-5.
March 16, 2023

Adams County Community and Economic Development Department  
4430 South Adams County Parkway, 3rd Floor, Suite W3000  
Brighton, CO 80601

Attn: Brayan Marin

Re: VanPelt Planned Unit Development, Amendment No. 2  
Case # PUD2023-00002

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for VanPelt Planned Unit Development, Amendment No. 2 and has no apparent conflict.

Please be aware PSCo owns and operates existing electric distribution 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.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com
Brayan,

The RTD engineering review team does not have any exceptions to this plan at this time.

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Good afternoon,

Please see the attached application for case PUD2023-00002 for a Major PUD application. The client for this application is 4300 Hudson Real Estate and their proposal intends to allow additional uses within Lot 1 and designate an area for outdoor storage within the proposed lot. Please provide comments back to me for this case no later than **Wednesday, April 5th by EOD.**
Please let me know if you have any questions or need any additional clarification related to this case.

Brayan Marin  
Planner II, Planning & Development Division  
ADAMS COUNTY, COLORADO  
4430 South Adams County Parkway, 1st Floor, Suite W2000A  
Brighton, CO 80601  
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Adams County operating hours: Monday through Thursday, 7 a.m. to 5:30 p.m.