Re-submittal Form

Case Name/ Number: RCU2022-00045

Case Manager: David DeBoskey

Re-submitted Items:

☐ Development Plan/ Site Plan
☐ Plat
☒ Parking/ Landscape Plan
☐ Engineering Documents
☐ Subdivision Improvements Agreement (Microsoft Word version)
☒ Other: 3rd round comments - Responses

* 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: Engineering, Planners, Right-of-Way; Addressing; Building Safety;
Neighborhood Services; Environmental; Parks; Attorney; Finance, Plan Coordination
4. This request is for 5 vehicles over 7,000 gvw

Response: Correct

5. The subject Conditional Use Permit is proposed to allow for 5 vehicles in excess of 7,000 gvw to be parked on the property. The inoperable vehicle is not being considered within this request and would be considered outdoor storage. Outdoor storage is not allowed on an A-1 zoned property, and unless stored indoors, the inoperable vehicle would be subject to violations.

Response: The inoperable vehicle has been sold and is due to be removed from my property before July 31st, 2023.

8. After further review, this section of the code is intended for vehicles that are allowed outright in the zone district, without the need for a permit (vehicles under 7,000 gvw). The applicant can propose another surface, however, concrete or asphalt is required with the proposed use of 5 vehicles, and the applicant must demonstrate such to receive staff support.

Response: I certainly would like and appreciate the staff support and value all the time and support you have provided in this process thus far; however, we would like to propose compacted recycled asphalt. I would like the opportunity to explain and plead my case to the Committee and Commissioners.

After reviewing the current Adams County cases for the exact same permit request on the same A-1 Zoning, comparable or even a larger number of excess of 7,000 lbs being requested in the permit, applicants were advised/suggested the use of recycled asphalt or gravel surface. "4-03-03-02-14 (8) Storage on an Approved Surface: In residential zone districts, all storage of vehicles and machines listed in this section shall be located on an approved, hard surface of asphalt or concrete and no parking of vehicles is allowed in the back yard or any landscaped area. In the A-1 zone district, all storage of vehicles and machines listed in this section may be located on gravel or recycled asphalt and no parking of vehicles is allowed in the back yard or on any landscaped area. Gravel or recycled asphalt areas within the rear or side setback is not considered part of the back yard and parking is permitted." This section specifically separates the requirement for residential zone districts and from A-1 districts, my property is A-1 zone district, in reading the specification that states that "In the A-1 zone district, all storage of vehicles and machines listed in this section may be located on gravel or recycled asphalt", "tractor trailers, over-the-road semi-trucks, road cleaners, motor graders, tow trucks, and similar maintenance or construction equipment" — are listed in this section, they may not be listed under the "Storing and Parking Vehicles" but they are under the "Prohibited vehicles" however both sections fall under 4-03-03-02-14 and it makes the hard surface you are requiring subjective to the person/s reviewing the permit requirements and there is not consistency in this process even if multiple individuals request the same type of conditional use permit, for the same # of vehicles etc... same scenarios but not same requirements. Some already granted permits for this exact type of permit on a A-1 zoning have been granted with the permitted use of either gravel or recycled asphalt. I would like the committee to consider the proposed surface of compacted recycled asphalt and to be given the same options as other Adams County Residents with the same situation/scenario.

Compacted recycled asphalt - The steam roller will further compress and heat the recycled asphalt so it essentially melts together and then sets up to form a hardened surface as durable as new asphalt. Eco-friendly, recycled material.

9. Thanks for the site plan. Upon looking at it, if you would like our support, staff would request more complete buffering around the truck parking as we’d like to see less gaps between the proposed buffers. The buffering around the parking is more ideal than along Watkins. For landscape specifics, we have these buffer yards that we require for specific situations, you can use these as guides:

Bufferyard A: Five (5) foot minimum bufferyard width with one (1) tree per eighty (80) linear feet of lot line. Bufferyard B: Ten (10) foot minimum bufferyard width with two (2) trees per eighty (80) linear feet of lot line. Bufferyard C: Fifteen (15) foot minimum bufferyard width with two (2) trees per eighty (80) linear feet of lot line and six (6) foot high sight obscuring
fence or wall located on the interior line of the bufferyard.

Bufferyard D: Fifteen (15) foot minimum bufferyard width with three (3) trees per sixty (60) linear feet and six (6) feet obstructing fence or wall located on the interior line of the bufferyard.

*A continuous hedge may be substituted for the required fence or wall in Bufferyards C and D, as long as it has a minimum height at installation of three (3) feet and will reach six (6) feet or more at maturity.

However, we do not have a specific buffer for your scenario, but we suggest you show us your design of what you think is appropriate and we will evaluate it.

For the fence height question, A-1 is not considered agriculture, it is considered residential. Therefore, the fence height is limited to residential maximum height of 6 ft.

Response: As suggested, considering using buffer yard C and D as guidance we came up with the landscape design below. The fence will be 6ft high. All trees installed will be at between 3-6 ft high at installation and will reach 6ft or more at maturity. The trees that are in dark green highlight have already been planted/installed. (Please see pg. 3)

- We recently have planted 20 new trees.
- All trees will be reach over 6ft at maturity.
- Trees that have been planted are 12-15ft apart.

13. Storage containers are allowed if the applicant makes them an accessory structure and puts them on a permanent foundation, meets setbacks, structure coverage requirements, and height requirements.

Response: Noted

14. Based on the information from the initial submittal, are these reasonable Idling hours that can be followed? 5 am – 5:30 am, 7:30pm – 8 pm.

Response: Yes, they are reasonable idling hours that will can followed. Those hours are the earliest and the latest that the idling would happen.

15. Will there be lights to illuminate the parking area in the morning and night? Where will they be? Please show this on site plan and demonstrate how they will not become a nuisance to neighboring property owners.

Response: No, there are no lights to illuminate the parking area and we don’t see the need of lights in the future either.