



## Request for Comments

Case Name: Chaffee Park Townhome Rezoning

Case Number: RCU2023-00036

June 13, 2023

The Adams County Planning Commission is requesting comments on the following application: **Zoning Map Amendment (rezone) to change the zoning designation of 2.4 acres from Residential-2 to Transit-Oriented Development.** This request is located at 2590 W 56TH AVE. The Assessor's Parcel Number is 0182517102008, 0182517102024, 0182517102025, 0182517102039.

Applicant Information: BP Chaffee, LLC  
NICK THOMAS  
5050 S. SYRACUSE ST.  
SUITE 785  
DENVER, CO 80237

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 07/05/2023 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 [LCampbell@adcogov.org](mailto:LCampbell@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/current-land-use-cases](http://www.adcogov.org/current-land-use-cases).

Thank you for your review of this case.

Lia Campbell  
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5

**BP CHAFFEE, LLC**  
**5050 S SYRACUSE STREET, #785**  
**DENVER, COLORADO 80237**  
**303-708-1105**  
**303-708-8819 (FAX)**

May 25, 2023

Adams County  
Community Development  
4430 S. Adams County Parkway, Suite W2000  
Brighton, Colorado 80601

**APPLICATION FOR REZONE - PROJECT NARRATIVE**

BP Chaffee, LLC (“BP Chaffee”) has unconditional contracts to purchase the following parcels (collectively, the “Property”) at the election of BP Chaffee:

- 1) Parcel #1 – Fee Owner: Bradbury Properties, Inc.

THE WEST 100 FEET OF THE SOUTH 312.62 FEET OF THE NORTH 327.62 FEET OF PLOT 3, WESTMOORLAND, COUNTY OF ADAMS, STATE OF COLORADO; and

- 2) Parcel No. 2 – Fee Owner: Awol Holdings, LLC

THE EAST 93 FEET OF PLOTS 34 AND 35 EXCEPT THE NORTH 15 FEET OF PLOT 34, RE-SUBDIVISION OF BLOCK 4, WESTMOORLAND, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ADAMS, STATE OF COLORADO

- 3) Parcel No. 3 – Fee Owner: Mark D. Williams and Rachel L. Thompson

WEST 100 FEET OF THAT PORTION OF THE SOUTH ONE-HALF OF PLOT 3, WESTMORELAND, REMAINING AFTER DEDUCTING FROM SAID PLOT 3 A 15 FOOT STRIP ALONG THE NORTHERN BOUNDARY THEREOF HERETOFORE CONVEYED TO ADAMS COUNTY FOR ROAD PURPOSES, COUNTY OF ADAMS, STATE OF COLORADO; EXCEPT ANY PORTION LYING WITHIN WEST 55TH AVENUE. ALSO KNOWN AS 2571 W. 55<sup>TH</sup> AVENUE, DENVER, COLORADO 80221

- 4) Parcel No. 4 – Fee Owner: Pamela K. Tanner

WESTMOORLAND RESUBDIVISION, BLOCK 4, LOT 40, CITY AND  
COUNTY OF ADAMS, STATE OF COLORADO ALSO KNOWN AS 2601  
W. 55<sup>TH</sup> AVENUE, DENVER, COLORADO 80221

Pursuant to the letters of authorization of the fee title owners of record attached hereto as **Exhibit A**, BP Chaffee hereby applies for a rezoning of the Property to allow for 34 townhomes consistent with the Conceptual Site Plan prepared by Redland as such may be revised to respond to comments made in the rezoning process. The Property is currently zoned R-2 and the majority of the Property is located within the County's planning area for transit-oriented development. The Property is currently bordered by single family residential uses. The proposed townhome development is consistent with the surrounding uses and is the type of development that is contemplated within the TOD area. BP Chaffee is requesting a waiver from the side setback and rear setback from adjacent residential and is also requesting a waiver of the 12 DU/AC minimum gross dwelling unit requirement for TOD.

A copy of the Conceptual Site Plan is submitted simultaneously for your convenience. We look forward to working with staff on this application. Please feel free to contact me should you need any additional information with this submittal.

Very truly yours,



Stephanie M. Stewart, Esq.

**CONCEPT PLAN 34 UNITS**  
 30 TOWNHOMES (3 TO 5 PLEX BLDGS WITH 3-STORY) + 4 DUPLEX UNITS (3-STORY)  
 2.41 AC +/- 14.11 DU/AC

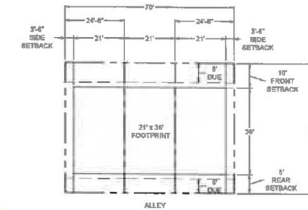


**TOD LOT TYPICALS - NTS**

TRANSIT-ORIENTED DEVELOPMENT (TOD) - TWO FAMILY / DUPLEX / TOWNHOME  
 MINIMUM DENSITY - GROSS: 12 DU/AC (proposed 34 units on 2.41 ac = 14.11 du/ac)

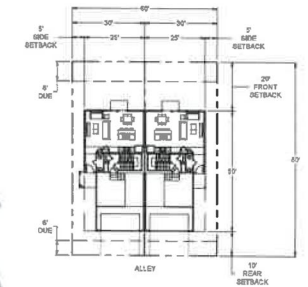
**TOWNHOMES**

ADAMS COUNTY ZONE DISTRICT DIMENSIONAL REQUIREMENTS:  
 MINIMUM SETBACKS FOR PRINCIPAL STRUCTURE:  
 FRONTING LOCAL OR COLLECTOR STREET (MIN/MAX): 5/10 FEET  
 FRONTING RESIDENTIAL: 10 FEET  
 SIDE OR REAR, ADJACENT TO RESIDENTIAL (MIN): 20 FEET  
 (W/AVERT TO 3'-6" SIDE SETBACK AND 10' ADJACENT TO EXISTING RESIDENTIAL LOT S)  
 SIDE OR REAR, INTERIOR TO DEVELOPMENT (MIN): 0 FEET  
 MAXIMUM DWELLING UNIT HEIGHT: 45 FEET - 3-Story 45 ft max height proposed



**DUPLEX - TO BE ZONED TOD BUT FOLLOW R-3 ZONE STANDARDS AS REQUESTED BY COUNTY STAFF**

ADAMS COUNTY ZONE DISTRICT DIMENSIONAL REQUIREMENTS:  
 RESIDENTIAL MODERATE DENSITY (R-3)  
 MINIMUM LOT WIDTH: 25 FEET  
 MINIMUM SETBACKS FOR PRINCIPAL STRUCTURE:  
 FRONT: 20 FEET  
 FRONT CORNER: 20 FEET  
 SIDE: 0 FEET ALONG WALLS OF ADJOINING DWELLING UNITS.  
 5 FEET FROM END UNIT WHEN UNITS ARE LOCATED ON INDIVIDUAL LOTS.  
 REAR: 20 FEET (W/AVERT TO 10 FEET)  
 R.O.W. FOR LOCAL OR COLLECTOR ROAD: 20 FEET  
 MAXIMUM DWELLING UNIT HEIGHT: 35 FEET - 3-story 35 ft max height proposed



**PARKING REQUIRED:**

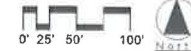
Section 4-12-04-03 Parking Space Required - Multi-family assumes all 3-bedroom units with 2 spaces + 15% of required spaces for guests = Requires 88 spaces and 11 guest spaces = 79 total spaces req.  
 Each unit shall provide 2 garage spaces plus 12 apron spaces = total of 80 spaces provided for the TOD District.

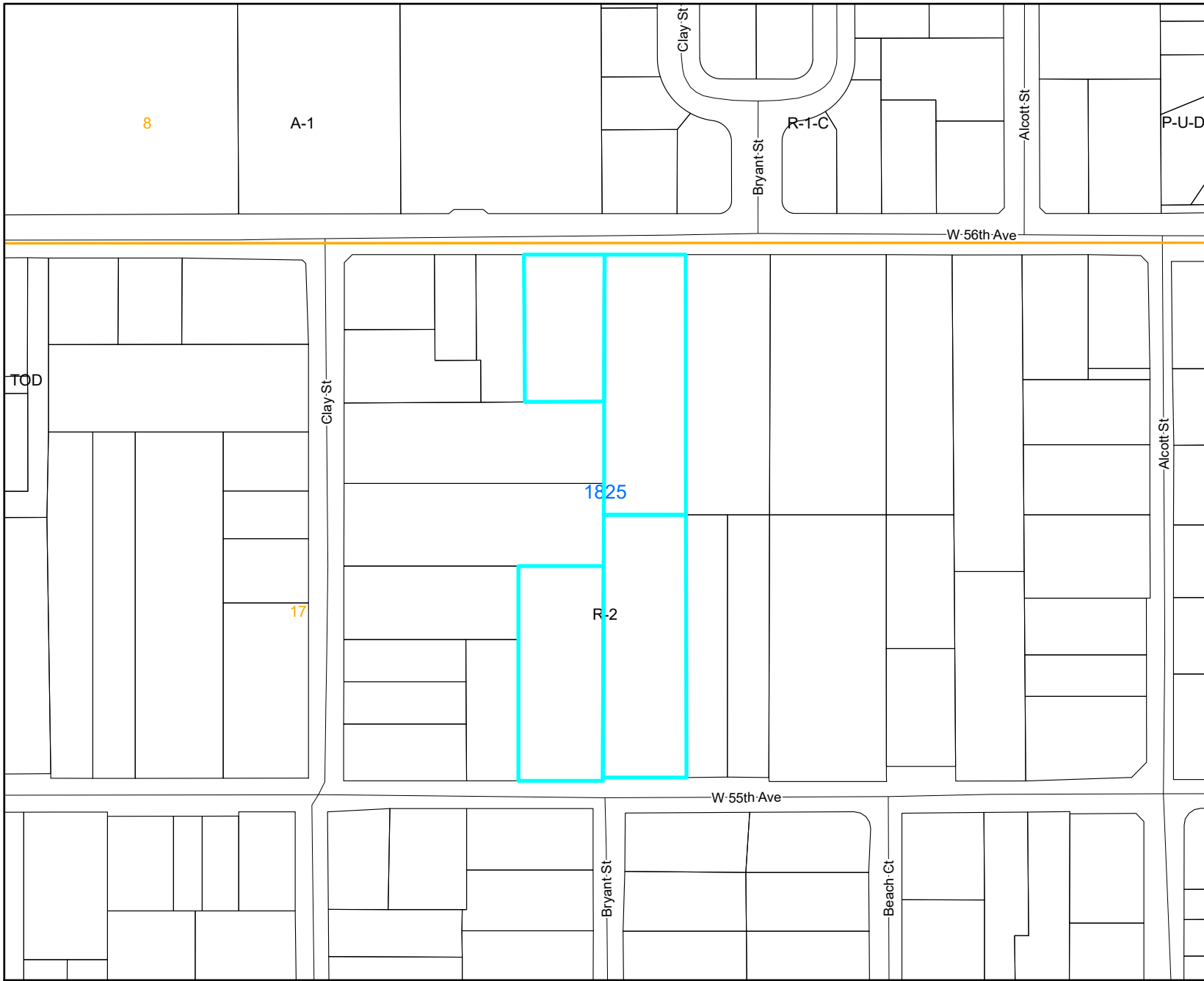
**OPEN SPACE REQUIRED PER TOD DISTRICT REGULATIONS:**

20% MIN. (0.482 AC) REQUIRED  
 23.94% (0.577 AC) OPEN SPACE PROVIDED

**CONCEPTUAL SITE PLAN**  
 CHAFFEE PARK  
 ADAMS COUNTY, COLORADO

DATE: APRIL 19, 2023 (V8)  
 CLIENT: BRADBURY COMPANIES  
 PROJECT NO: Z2017.001  
 AUTHOR: SW





- Legend**
- +— Railroad
  - Major Water
  - Zoning Line
  - ▭ Sections
- Zoning Districts**

**RCU2023-00036: Chaffee Park Townhome Rezoning**  
**Simple Map**

N  
  
 For display purposes only.

