Request for Comments

Case Name: Lowell Development Subdivision and Rezone

Project Number: PRC2023-00006

July 17, 2023

The Adams County Planning Commission is requesting comments on the following application:
1. Preliminary Plat for Major Subdivision to create 2 lot of approximately 23.3 acres; 2. Rezoning of approximately 12.9 acres to Residential-4. This request is located at 5602 LOWELL BLVD. The Assessor's Parcel Number is 0182508302003, 0182508302004.

Applicant Information:

5602 LOWELL LLC
5895 W 56TH AVE
ARVADA, CO 80002-2810

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 08/14/2023 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 CSpaid@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.

Thank you for your review of this case.

Cody Spaid
Planner II
Dear Adams County,

Please consider this package our formal request for review of the 5602 Lowell Boulevard Rezoning Application by the County staff. Our team thanks you for your consideration of this request.

The proposed Lowell Development Subdivision, depicted in the attached Plat, is currently zoned C-4 Commercial-4 District. We propose to rezone this property to R-4 Residential-4 District, to align with the future land use, Urban Residential, specified in the Adams County Comprehensive Plan.
LOWELL DEVELOPMENT SUBDIVISION
A REPLAT OF LOT 2, SPANO SUBDIVISION AND LOTS 1 AND 2, CALABRESE SUBDIVISION
BEING PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

DEDICATION STATEMENT:
The undersigned, being the owner(s), mortgagee(s) or lien holder of certain lands in the county of Adams, Colorado, described as follows:

LOTS 2, SPANO SUBDIVISION RECORDED FEBRUARY 2, 2005 AT RECEPTION NO. 2005020200010370, EXCEPT THAT PORTION OF LOT 2 DEEDED TO ADAMS COUNTY IN TRUST FOR A LIMITED PERIOD OF TIME ON AUGUST 1, 2001. THE RECEPTION NO. IS 200108010000038603. TOGETHER WITH LOTS 1 AND 2, CALABRESE SUBDIVISION, RECORDED FEBRUARY 2, 2005 AT RECEPTION NO. 2005020200010370, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING 1,019,721 SQUARE FEET OR 23.410 ACRES, MORE OR LESS.

HAVING BY THESE PRESENTS Laid Out, Platted, and Subdivided the same into lots and dedicating all easements, as shown on this plat, under the name and subdivision of Lowell Development Subdivision.

EXECUTED THIS ____ day of the month of ___________ A.D. 20__,

OWNER: LOT 2, SPANO SUBDIVISION

SPANO FAMILY HOLDING, LLC

ACKNOWLEDGMENT:
STATE OF COLORADO )
COUNTY OF ___________ )

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING DEDICATION WAS
ACKNOWLEDGED:
BEFORE ME _______________ DAY OF ___________ A.D. 20__,
MY COMMISSION EXPIRES: _______________

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

OWNER: LOTS 1 AND 2, CALABRESE SUBDIVISION

2002 LOWELL, LLC

ACKNOWLEDGMENT:
STATE OF COLORADO )
COUNTY OF ___________ )

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING DEDICATION WAS
ACKNOWLEDGED:
BEFORE ME _______________ DAY OF ___________ A.D. 20__,
MY COMMISSION EXPIRES: _______________

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

VICINITY MAP
SCALE 1" = 200'

NOTES:
1) THIS PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING PROPERTIES INTO 2 LOTS, AS SHOWN HEREIN.

2) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EHRHART LAND SURVEYING, LLC TO DETERMINE OWNERSHIP OF THE TRACTS OR TO CONFIRM EXISTING OF RECORD. THE RESEARCHER IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 204-32-94-91 A REVISION NO. 3 WITH A CURRENT DATE OF AUGUST 2, 2003. FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL Covenants and Restrictions Relating to the Use and Character of the Land and All Matters Appearing of Public Record and May be By a More Recent Title Commitment or Report.

3) UNLESS NOTED ARE U.S. SURVEY FEET.

4) BASIS OF Bearings: THE SOUTHWEST QUARTER OF SECTION 8, BEARING 90° 00' 00" (ASSUMED), A DISTANCE OF 2633.71 FEET, MONUMENTED AS SHOWN HEREIN.


6) NOTICE: ACCORDING TO COLORADO LAW YOU MUST CONSENT TO ANY LEGAL ACTION BASED UPON ANY ERROR IN THIS SURVEY WITHIN TEN YEARS AFTER YOU FIRST DISCOVER SUCH ERROR IN NO EVENT MAY ANY ACTION BE BASED UPON ANY ERROR IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYORS' STATEMENT SHOWN HEREIN.

7) PER THE STATE OF COLORADO BOARD OF LICENSEES FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.9.2, THE WORD "CERTIFY" AS USED HEREIN MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREIN HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH AVAILABLE STANDARDS OF PRACTICE AND IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF.

8) CONFIRMING BOUNDARY EXCISE: THE CONCRETE PATHS CROSS THE PROPERTY AS PLATTED ALONG THE EAST BOUNDARY. THE PLAT DEFINES IT'S BOUNDARY AS RELATED TO TRACTS SHOWN ON A MAP IN A WARRANTY DEED RECEIVED NOVEMBER 19, 1976, AT RECESSION NO. 164432. THE MAP IN QUESTION IS REFERENCED IN BOOK 1976, PAGE 47. SOME OF THE NUMBERS ON THE MAP ARE DIFFICULT TO READ AND THE LOCATION OF THE TRACTS IS NOT CERTAIN, WHICH MAY BE THE SOURCE OF SOME OF THESE ENCUMBRANCES. IN ADDITION, MANY ENCUMBRANCES SHOWN ON THE PLAT IN THIS SURVEY ARE ALSO REFERENCE TO THESE TRACTS, CREATING A POSSIBLE ENCUMBRANCE IN THEIR LOCATIONS AS WELL AND MAY BE FOUND THE ENCUMBRANCES AS SHOWN ON THE SURVEY ARE DEEPLY INTO THE UTILITIES THAT THEY ARE INTENDED TO BENEFACT. THE BOUNDARY AND THE ENCUMBRANCES ARE SHOWN AS DEDICATED ON THE PLAN.

9) FLOOD ZONE CLASSIFICATION: SUBJECT PROPERTY IS LOCATED IN "FLOODWAY AREA IN ZONE A FLOODPLAIN AREA THAT MUST BE KEPT FREE OF ENCUMBRANCE SO THAT THE 100 YEAR ANNUAL CHANCE FLOOD CAN BE CARVED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHT", AND "ZONE X AREAS OF LESS THAN 0.2% ANNUAL CHANCE FLOOD" PER FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 19800129259090 REVISED MARCH 3, 2007. LINE SHOWN HEREIN HAS BEEN ADJUSTED FROM ORIGIN ZMA DATA.

SURVEYOR'S CERTIFICATE:

JON P. EHRHART
COLOGNO P.L.S. No: 38914
ERHART LAND SURVEYING, LLC
PO BOX 383, ERIE, CO 80516
PHONE: 303-829-3540

EHS PROJECT NO: 225088
DATE: 1/5/95
DRAWN BY: JPE
CHECKED BY: JPN

APPRAISAL:
APPROVED BY THE ADAMS COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT ON THIS ____ DAY OF ___________ 20__

DEVELOPMENT SERVICES MANAGER

RECORER'S CERTIFICATE:
STATE OF COLORADO )
COUNTY OF ADAMS )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ___________ A.D. 20__, AT ___________ O'CLOCK ___ M., RECEPTION No. ___________

CLERK AND RECORDER
BY: ___________

DEPUTY
BY: ___________
## Site Data

<table>
<thead>
<tr>
<th>Specifications</th>
<th>Required</th>
<th>Provided</th>
<th>Area (Acre)</th>
<th>Area (Square Feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Impervious Surface</td>
<td>50.0%</td>
<td>60.08%</td>
<td>7.718</td>
<td>336,177</td>
</tr>
<tr>
<td>Principal &amp; Accessory Structures</td>
<td>16.72%</td>
<td>16.72%</td>
<td>2.147</td>
<td>93,543</td>
</tr>
<tr>
<td>Paved Area</td>
<td>30.0%</td>
<td>43.36%</td>
<td>5.570</td>
<td>242,634</td>
</tr>
<tr>
<td>Landscape Area</td>
<td>30% Min</td>
<td>40% Max</td>
<td>6.77</td>
<td>295,300</td>
</tr>
<tr>
<td>Open Space</td>
<td>30% Min</td>
<td>30% Min</td>
<td>3.494</td>
<td>148,307</td>
</tr>
<tr>
<td>Non-Open Space Landscape Area</td>
<td>5.01%</td>
<td>0.644</td>
<td>28,043</td>
<td></td>
</tr>
</tbody>
</table>

## Preliminary Calculations

### Dwelling Units

- **2br**: 119 units, 179 spaces
- **1br**: 205 units, 205 spaces
- **Studio**: 34 units, 26 spaces

### Parking

- **Resident ADA Parking (2% of Resident Spaces)**: 9 spaces, 9 spaces
- **Visitor ADA Parking (2% of Visitor Spaces)**: 2 spaces, 2 spaces
- **Visitor Parking (+15% of Total Resident Spaces)**: 62 spaces, 80 spaces
- **Leasing Office (1 Space Per 300 sf)**: 1200 sf, 4 spaces
- **Clubhouse (1 Space Per 200 sf)**: 2500 sf, 13 spaces

### Total

- **Surface**: 358 spaces, 489 spaces
- **Surface**: 492 spaces

### Notes

Electric charging stations can reduce total count by up to 5%.

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**SITE COVERAGE (Per DSR 4-07-02-04-02)**

<table>
<thead>
<tr>
<th>Current Zone District</th>
<th>Proposed Zone District</th>
<th>Proposed Land Use</th>
<th>Area (Acres)</th>
<th>Proposed Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase One</td>
<td>R-4</td>
<td>Multi-Family Dwelling</td>
<td>12.845</td>
<td>27.87 Dwelling Units / Acre</td>
</tr>
</tbody>
</table>

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**PROPERTY BOUNDARY (TYP.)**

- **EXISTING ACCESS ROAD (TO BE REMOVED)**
- **EXISTING BILLBOARD TO REMAIN**
- **EXISTING TRAIL (TO REMAIN)**

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**EXISTING PARK ACCESS**

- **25' SETBACK**

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**PROPOSED PRIMARY ACCESS**

- **FULL MOVEMENT**

---

**EXISTING BILLBOARD TO REMAIN**

- **ACCESS VIA BOOM TRUCK**

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**PROPOSED ACCESS ROAD**

- **10' WIDE, RECYCLED ASPHALT**

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**PROPOSED SECONDARY ACCESS**

- **RIGHT IN / RIGHT OUT**

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**PROPOSED BUILDING**

- **57,468 SF**

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**PROPOSED BUILDING**

- **19,165 SF**

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**PROPOSED BUILDING**

- **19,165 SF**

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**PROPPOSED FLOODWAY**

- **100 YR FLOODPLAIN**
- **500 YR FLOODPLAIN**