



Request for Comments

Case Name: Clear Creek Transit Village Preliminary Development Plan, Amendment No. 1 Amendment
Case Number: PUD2023-00020

November 2, 2023

The Adams County Planning Commission is requesting comments on the following application: **Major amendment to the Clear Creek Transit Village Preliminary Development Plan which will decrease the maximum number of dwelling units for the project.** This request is located at 6001 Federal Blvd The Assessor's Parcel Numbers are 0182508208001 and 0182508211004.

Applicant Information: Clear Creek Development, LLC
14034 S. 145 E. #301
Draper, UT 84020

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 11/28/2023 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 GJBarnes@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.

Greg Barnes
Principal Planner

BOARD OF COUNTY COMMISSIONERS

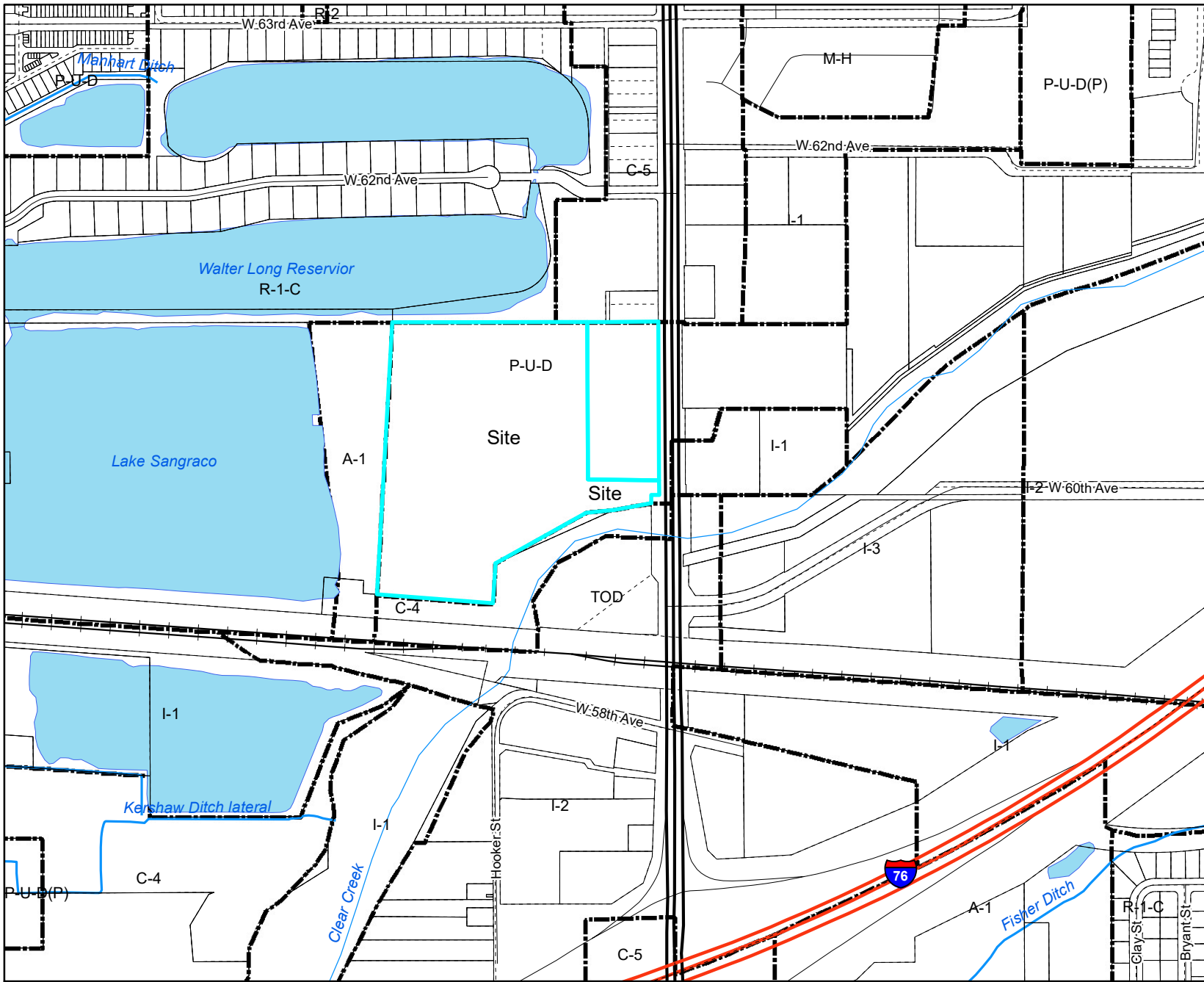
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



- Legend**
- Railroad
 - Major Water
 - Zoning Line
 - Sections

Clear Creek Transit Village, Preliminary Development Plan Amendment No. 1
PUD2023-00020



For display purposes only.



ADAMS COUNTY
 COLORADO

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy



October 27, 2023

Greg Barnes, Principal Planner
Adams County Community and Economic Development
4430 South Adams County Parkway
911 10th Street
Golden, CO 80401

RE: Clear Creek Transit Village Major PDP Amendment

Dear Mr. Barnes,

On behalf of our clients, Pacific North Enterprises and Thistle Creek Capital, we are pleased to submit a Major Preliminary Development Plan (PDP) Amendment for the Clear Creek Transit Village. The main intent of this request is to update the PDP to be consistent with the proposed Final Development Plan (FDP), which is currently under review by Adams County. Through the FDP process, several things have been refined and therefore require the PDP to be updated. This includes the maximum allowed density, maximum allowed heights in certain planning areas, specification of land uses within the commercial and mixed-use areas, and simplifying parking standards for ease of implementation and enforcement.

- Maximum allowed density: Currently, the Preliminary Development Plan allows up to 1,125 residential units, split between multiple planning areas. Through plan refinements, this proposed density now totals 936 residential units, a reduction of 189 residential units. This is a decrease of the maximum allowed units by approximately 16.8%.
- Reduction of Maximum Building Heights: This proposal includes a reduction of height within Planning Area 6 from 5 and 6 stories to 3 stories. Planning Area 7, originally proposed at 7 stories is being reduced to 3 stories. Both of these Planning Areas are intended for townhomes.
- Specification of Land Uses: Through the FDP review process, uses have been further refined to be compatible with the nature of the development and surrounding area. Such refinements are being updated in the PDP to match the proposed FDP. All land uses proposed are consistent with Adams County land uses identified within the Adams County Development Standards and Regulations.
- Simplification of Parking Standards: The previous version of the PDP had four categories for parking standards including Residential, Retail, Office, and Restaurant. To be consistent with the FDP updates, these categories have been simplified to Residential and Non-Residential calculations. This will provide consistency and easier review/enforcement by the County, as more uses are allowed than those initially listed.

As this application is proposing a reduction in the overall allowed density by more than 5%, Section 2-01-10 of the Adams County Development Standards and Regulations classifies this application as a Major Amendment. However, the overall character or goals of the proposed Clear Creek Transit Village are not proposed for change with this amendment. The goal of this amendment is to have the PDP in alignment with the proposed FDP. We look forward to the continued collaboration with Adams County as we move forward through the process. Please do not hesitate to contact me if you have any comments, questions, or requests for additional information at 303.892.1166 or bmahar@norris-design.com.

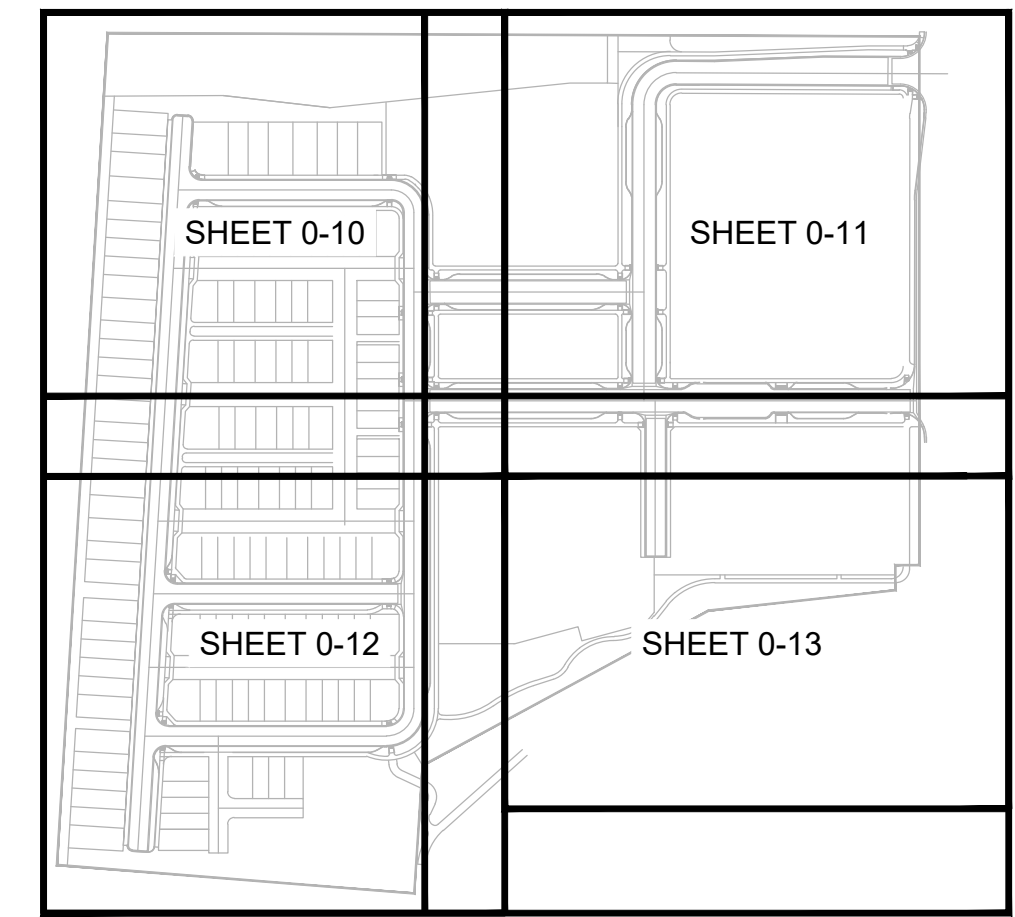
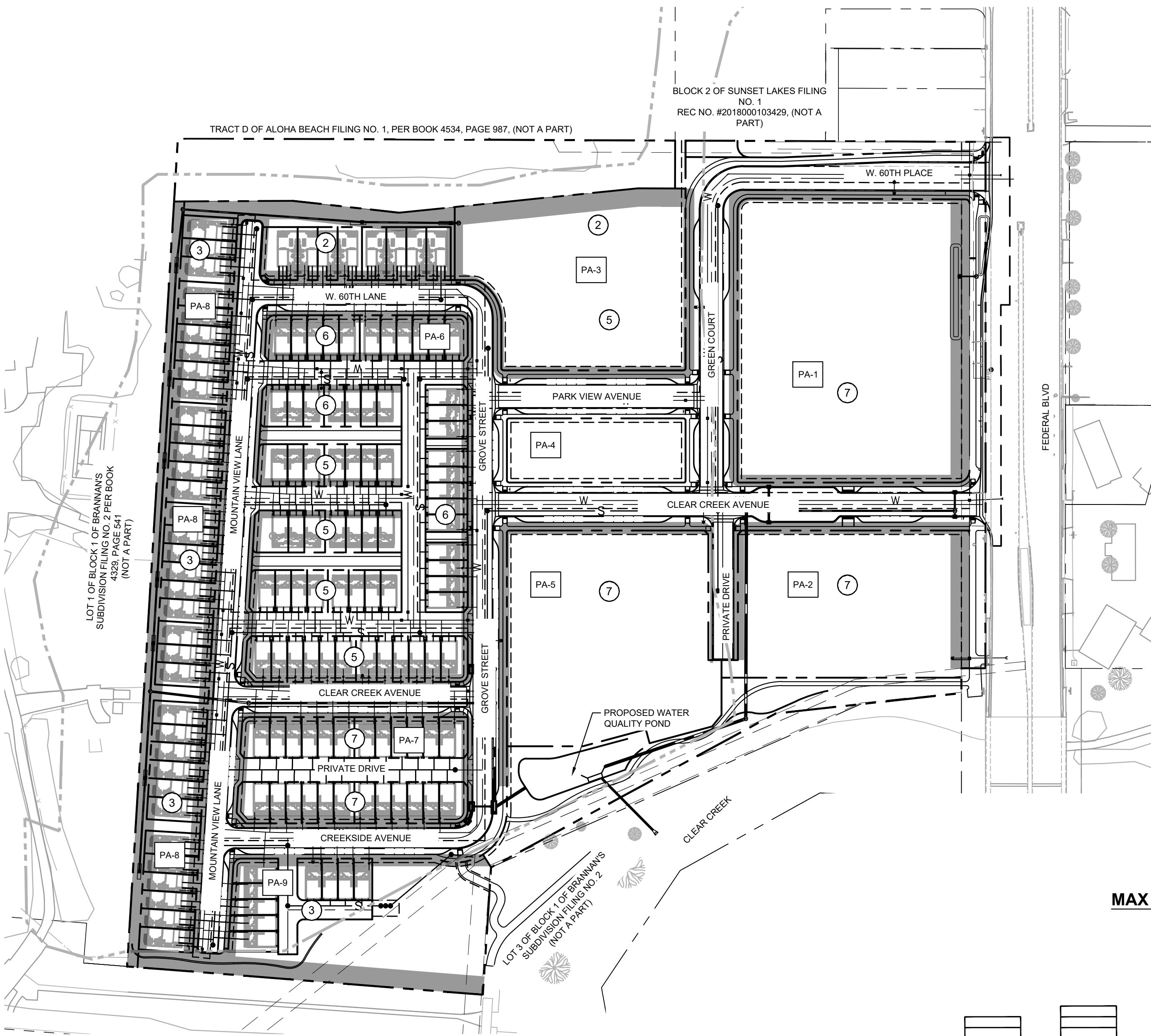
Sincerely,

Bill Mahar, AICP
Principal

CLEAR CREEK TRANSIT VILLAGE

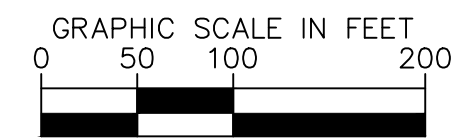
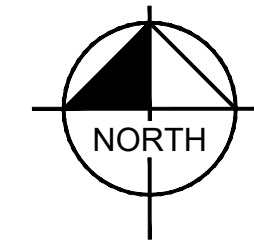
IN THE COUNTY OF ADAMS, COLORADO, STATE OF COLORADO
 PLANNED UNIT DEVELOPMENT - PRELIMINARY DEVELOPMENT PLAN

NORRIS DESIGN
 PEOPLE • PLACEMAKING
 1101 BANNOCK STREET
 DENVER, CO 80204
 P.303.892.1166
NORRIS-DESIGN.COM

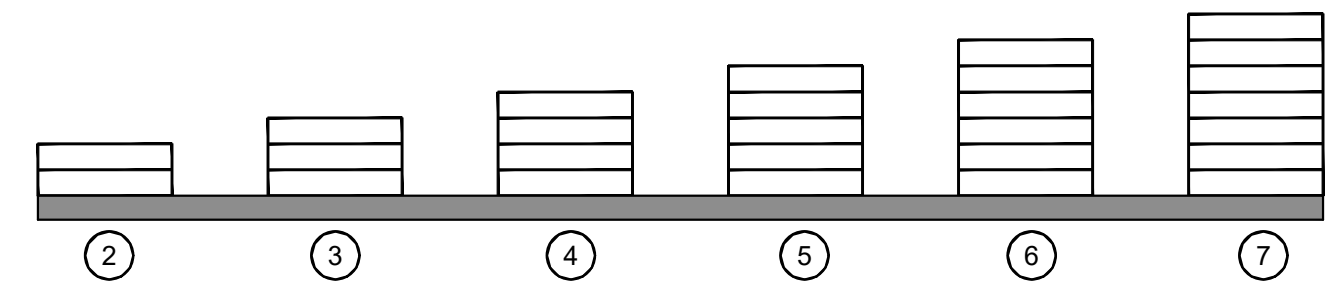


KEYMAP
N.T.S.

- LEGEND:**
- — — — — PROPERTY LINE
 - - - - - FEMA FLOOD LINE
 - - - - - EXISTING EASEMENT LINE
 - - - - - PROPOSED EASEMENT LINE



MAX ALLOWABLE BUILDING HEIGHTS
N.T.S.



NOTES:

- 1) EXAMPLE OF STORIES AND MAXIMUM HEIGHTS DO NOT INCLUDE ROOFTOP PATIOS, PARAPETS, COVERED STAIRS ACCESSING ROOFTOPS, MECHANICAL EQUIPMENT OR SCREENING.
- 2) PLANNING AREA BOUNDARIES EQUAL LOTS. SEE PRELIMINARY PLAT.
- * MAXIMUM HEIGHTS FOR THE 2 STORY BUILDINGS IN PLANNING AREA 3 AND THE BUILDINGS ALONG THE NORTH BOUNDARY OF PLANNING AREA 8 SHALL NOT EXCEED 25 FEET.
- ** MAXIMUM HEIGHTS FOR THE 3 STORY BUILDINGS IN PLANNING AREA 9 AND THE BUILDINGS IN PLANNING AREA 8 ALONG THE WEST BOUNDARY SHALL NOT EXCEED 35 FEET. COMMERCIAL/MIXED USE 3 STORY BUILDINGS IN PLANNING AREAS 1,2,5,6, AND 7 SHALL NOT EXCEED 39 FEET.

CLEAR CREEK TRANSIT VILLAGE
 PRELIMINARY DEVELOPMENT PLAN
 IN THE COUNTY OF ADAMS, STATE OF COLORADO
 BUILDING HEIGHT/SETBACK EXHIBIT

OWNER:
 CLEAR CREEK VILLAGE, LLC
 THISTLE CREEK OOF, L.P.
 14034 SOUTH 145th EAST
 DRAPER, UT 84020

Kimley»Horn

NOT FOR CONSTRUCTION

DATE:
10/19/2023

SHEET TITLE: