



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: _____

*** 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

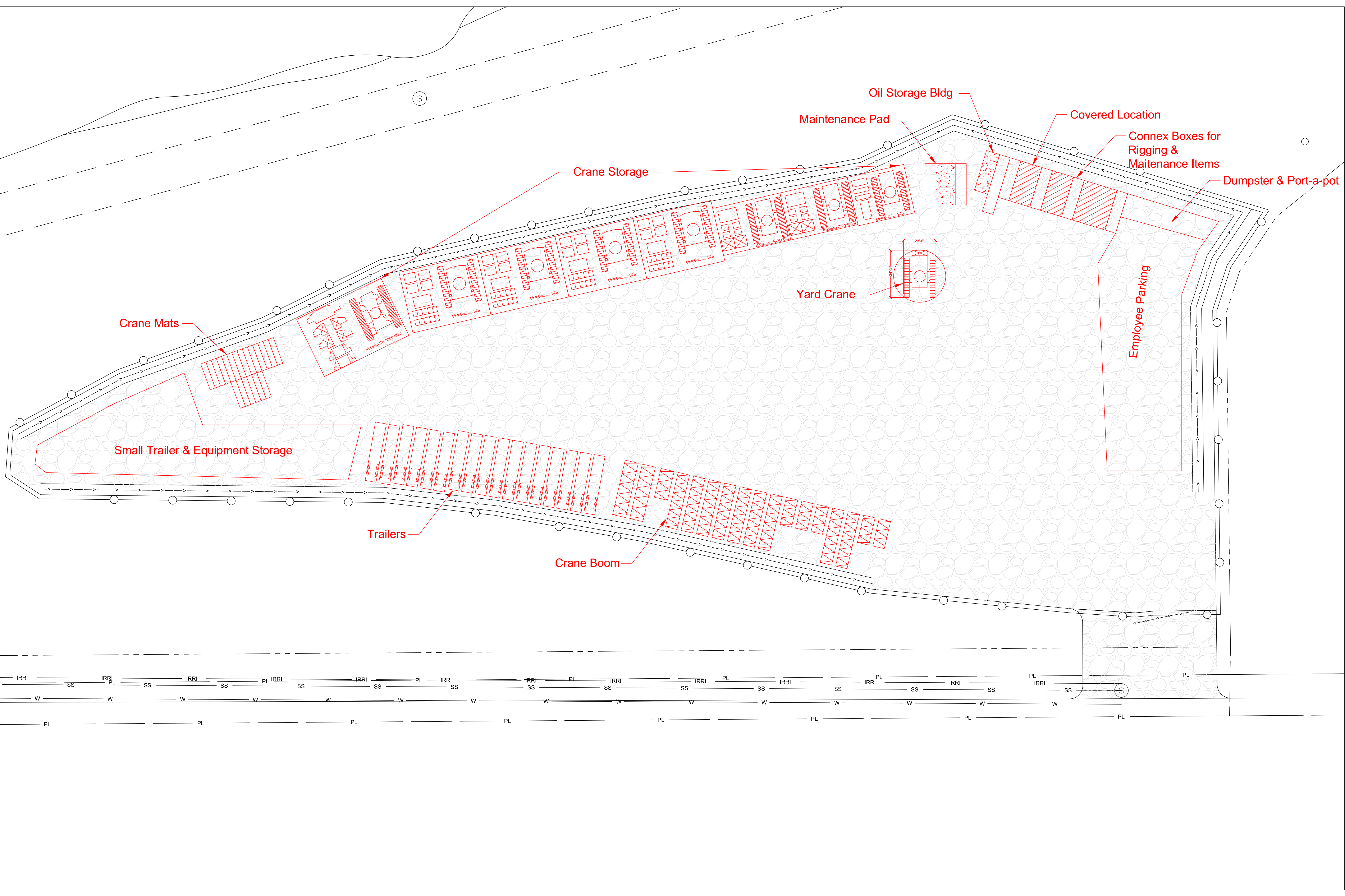
For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Engineering; Planner; Right-of-Way; Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination



REV.	DESCRIPTION	DATE

CONTRACTOR:
 GIBBONS INDUSTRIAL SITE

LOCATION:
 HENDERSON, COLORADO

DRAWN BY:
BDG

DATE:
10/1/24

REVISION #:
1

SCALE:
NONE

SHEET:
1 of 1

SHEET REFERENCE NUMBER:
SITE

Revised Project Narrative for:

Date: October 7, 2024

Project Number PRC2024-00008

Project Name: Gibbons Industrial Project

Background

The proposed request is to rezone a portion of the 20.4-acre property located at 7061 E. 96th Avenue from Agricultural-1 (A-1) to Industrial-2 (I-2). The rezoning would allow Gibbons Erector's, a local, family-owned and operated business, to keep their existing operations in Adams County. Currently, Gibbons Erector's is storing their cranes and equipment across 96th Ave and directly south of the subject property. They've been operating out of that property since 2021, but due to significant and unexpected rent increases, they've been forced to find a new location for their equipment storage. If the rezoning is unsuccessful, it's more than likely this small business will have to move out of Adams County.

Crane Companies Operating in Colorado based on size:

Maxim Crane Works: Fleet Size 2,181 - Home Office – Bridgeville, Pennsylvania

Bigge Crane and Rigging Company – Fleet Size 1,541 - Home Office – Houston, Texas

TNT Crane & Rigging: Fleet Size 682 - Home Office - Houston, Texas

Lampson Internation – Fleet Size 458- Home Office – Kennewick, Washington

Crane Works: Fleet Size 315 - Home Office – Birmingham, Alabama

If you see a crane on a project in Colorado there is a high probability that the profits from that equipment are going to another state. After the sale of both RMS Crane and Winslow Crane in the last 10 years, there are only a handful of crane rental operations locally owned in Colorado.

Revisions

Please review the 7061 East 96th Ave Planned Layout Drawing that is attached to this document, the following are details, pictures and descriptions of the various items shown on that drawing.

Employee Parking

There are 8 crane operators that are currently employed with Gibbons Erectors. It is very rare that all of crane operators will be in the yard at the same time. On a busy week there will be no operators working in the yard and on a slow week there could be as many a five

operators working in the yard. In 2023 the crane operators worked a total of 16,184 hours of which 8,579 hours was spent moving cranes or working in the yard.

Hours of Operation

7061 East 96th Ave will be open from 7:00 AM to 5:00 PM Monday through Friday with Saturdays being available between 8:00 AM and Noon.

Description: Crane Mats



Crane mats are large hardwood timbers used to reduce a cranes ground bearing pressure when working on soft, unprocessed soils.

Description: Crane Boom



The crane boom is organized based on which crane the boom mounts on. The boom is stacked in racks up to 3 sections high. Each section is a maximum of 9 ft, totaling 27 ft tall.

Description: Crane Storage



The cranes are mounted to their tracks and stored as shown in this photo.



The additional crane parts are stacked and stored next to the crane that they serve.

Description: Trailers



The trailers will be stored by size and use. 20+ trailers could be onsite when our crane operations are slow.

Description: Small Trailer & Equipment Storage

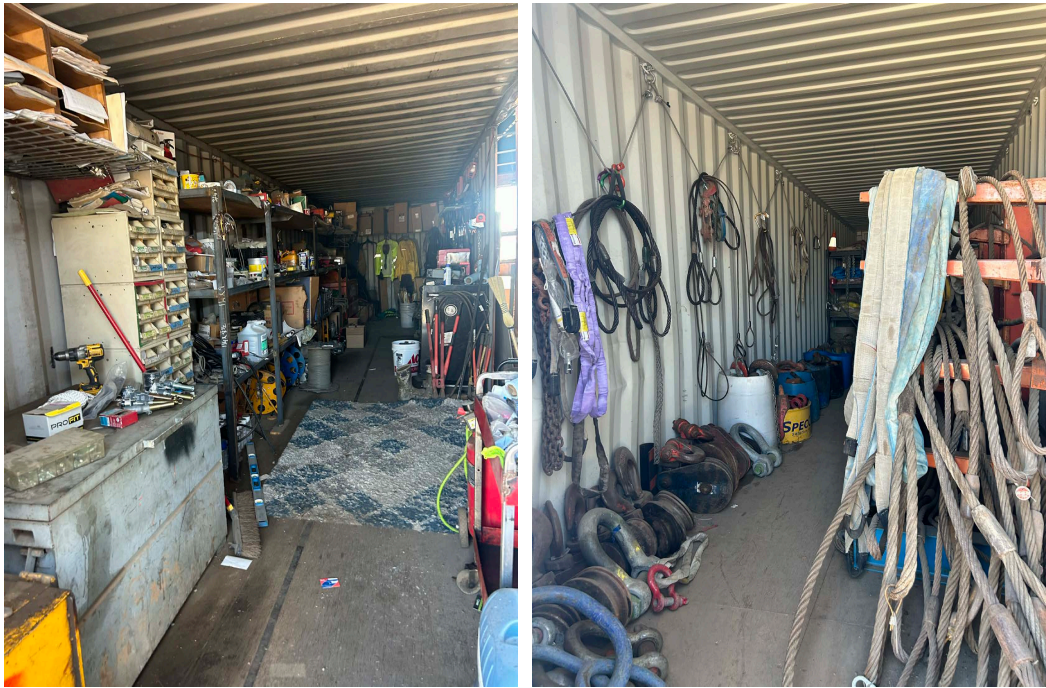


The trailers that can be hauled by a pickup truck will be stored at the same locations, 8 trailers, 4 manlifts and 2-8 pull behind welding machines.

Description: Connex Boxes & Covered Parking



All of the small tools, hardware, filters, manuals & hoisting devises are stored in van trailers and Connex boxes.



Small Tool and hoisting hardware Connex Boxes.



The area between the Connex Boxes is used for covered parking and covered storage.

Description: Yard Crane



Typically, one crane will be fully assembled in the yard to assist with the loading and unloading of the other cranes. This crane has an overall height of 110 feet.

Description: Dumpster & Port-a-Pot



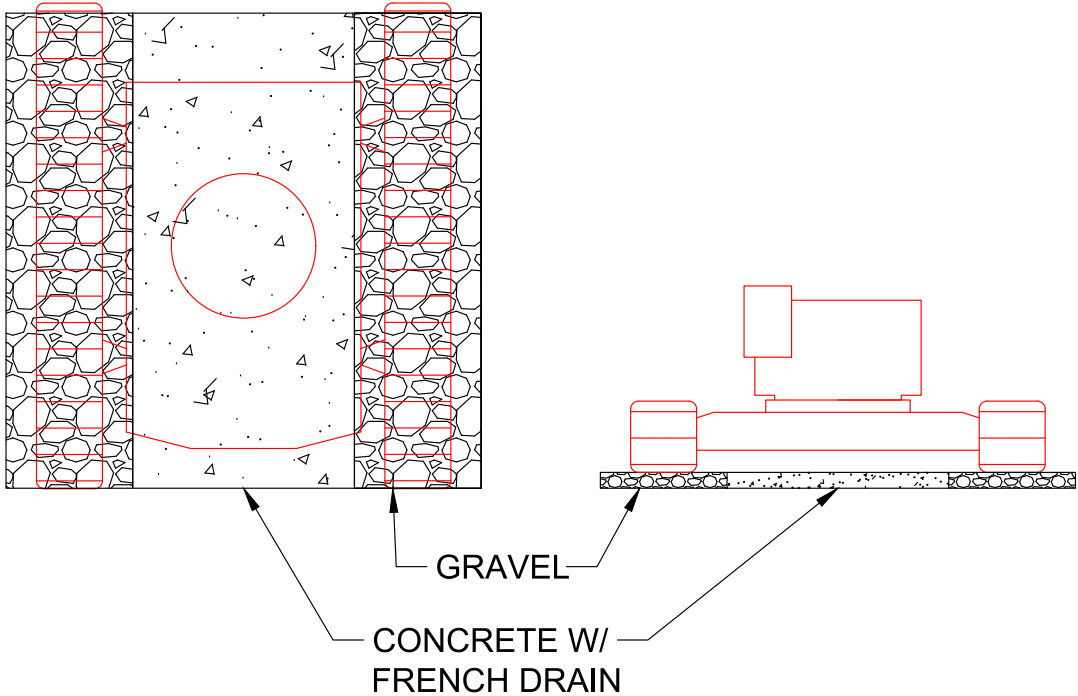
The Planned Layout will have a designated space for a small dumpster and a handicap porta pot.

Description: Oil Storage



An Precast Concrete Oil Storage Building will be built onsite.

Description: Maintenance Pad



The Concrete Maintenance Pad will be able to fit any of our cranes. It will be equipped with a fully contained drainage, “closed system”, to collect any oil spills.

Description: Conditional Use Permit

The cranes’, crane boom and boom lifts will be taller than the proposed fence and a Conditional Use Permit will be applied for with Adams County.

Description: Water Quality (Response from Vertex Civil Engineering)

The proposed improvements will be designed in compliance with all Federal, State, and Local water quality construction requirements. As the site exceeds 1 acre, and is within the Adams County MS4 area, a Storm Water management Plan (SWMP) plan will be prepared and submitted for approval and will use the Adams County ESC Template and obtain both a County Storm Water Quality (SWQ) Permit and State Permit COR400000.

Stormwater runoff will be collected at the perimeter of the developed area and conveyed with grading and vegetated swales to a detention basin on the north side of the property. The pond will discharge in the same direction and manner that runoff occurs currently. As the site is capped for environmental reasons, promoting significant infiltration is not appropriate. In compliance with the Adams County Low Impact Development (LID) Standards and Requirements, as well as the Urban Drainage and Flood Control District's

Urban Storm Drainage Criteria Manual, Volume 3, the site improvements will promote Water Quality in the following ways: The vegetated swales will primarily provide for straining while encouraging the secondary impacts of infiltration, sedimentation, filtration, adsorption, and biological uptake. The detention basin will primarily provide flow attenuation (to match existing runoff rates) and sedimentation as well providing for straining and adsorption. The improvements will provide for treatment of stormwater flows as close to the impervious area as possible. No improvements will be constructed in the Flood Plain.

As a landfill, prior to any improvements the Solid Waste Disposal Sites and Facilities Act, CRS 30-20-100.5 and the Regulations Pertaining to Solid Waste Sites and Facilities , 6 CCR 1007-2, Part 1, requires the applicant to prepare and submit to the CDPHE and Adams County, for review and approval, detailed development plans, including but not limited to: results of subsurface investigation, design drawings, construction drawings, engineering calculations and specifications, a materials management plan, a landfill cover restoration plan, construction completion reports, as-built drawings, etc.

Description: Compliance with criteria of approval for rezoning (Section 2-02-15-06-02) and Comprehensive Plan Amendment (2-02-15-06-03) (Response from Peter Wall)

The following narrative is in highlights how the Gibbons Industrial Project (Project Number PRC2024-00008) meets the Zoning Map amendment and Comprehensive Plan amendment meet the criteria outlined in the Sections 2-02-15-06-02 and 2-02-15-06-03 in the Adams County Code.

Zone Map Amendment Criteria

Criteria 1 – The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.

The proposed Zoning Map Amendment from Agricultural-1 (A-1) to Industrial-2 (I-2) is consistent with the following language in the Adams County Comprehensive Plan:

Goal NRE 1: Facilitate the protection and restoration of natural areas and ecosystems to improve habitat connectivity, sensitive lands, and natural habitats while enhancing the quality of life and shaping urban areas.

- *Strategy NRE 1.1.02: Encourage new development in a manner compatible with the preservation of open space. Promote development strategies, such as clustering, that mitigate impacts to important natural areas including wildlife and riparian habitat (pg. 35).*

- *Strategy NRE 1.1.08: Encourage the preservation of greenfields by promoting infill and brownfield redevelopment opportunities through education, development regulations, and federal or state grant programs (pg. 36).*

The proposed rezoning will foster new development in a manner compatible with the preservation of open space. The applicant is only proposing to rezone the portion of the property closest to 96th Ave. The northern and western portion of the property, part of which is in the floodplain, will remain undeveloped and agriculturally zoned. By focusing development along 96th Ave, the applicant will limit impacts to natural areas to the north. Although the site is zoned A-1, it was once a dump. The proposed rezoning will foster development of a brownfield site to a higher, better industrial use.

Goal NRE 2: Preserve and enhance surface and groundwater quality and ensure the long-term viability of groundwater supplies.

- *Strategy NRE 2.1.06: Restrict development of permanent structures within designated floodplain areas and preserve associated aquatic ecosystems and the services they provide. Expanding flood protection areas will help to maintain good ecosystem health (pg. 36).*

The proposed rezoning will foster limited development that's proposed outside of the designated floodplain area on the north and western portions of the property. The rezone will not negatively impact floodplain areas and bolster existing ecosystems in the area as a significant portion of the property, including the floodplain area, will remain untouched.

Goal BEC 1: Support existing communities and accommodate growth and development that coordinates with local plans, is fiscally and environmentally responsible, and enhances the overall well-being of the community.

- *Strategy BEC 1.2.03: Encourage a diverse and compatible mix of land uses that support the housing, commercial, and industrial needs of the county that promotes a resilient economy and opportunities for a more livable community. Identify potential receiving areas for industrial uses that may undermine the return on public investments around existing locations. Explore criteria for siting new industrial uses to mitigate the social and environmental impacts and avoid worsening historical inequities (pg. 46).*

The proposed rezoning would foster compatible industrial development in an area that already has ample I-2 zoned property including the adjacent properties to the east and south of the site. The rezone would foster a higher, better use for the undeveloped property

and not negatively impact other land uses in the area given that Gibbons Erector's has already been operating directly across 96th Ave for 3 years.

Goal BEC 2: An inclusive community that provides opportunities for people to live, work, and achieve their highest level of health and well-being.

- *Strategy BEC 2.2.01: Direct growth to areas that are supported by multimodal connectivity, meets expectations for services, and can utilize existing infrastructure (pg. 47).*

The proposed rezoning would foster development that will have a limited impact on services and infrastructure in the area given that Gibbon's Erectors has a limited number of employees that would visit the site on a regular basis. With that said, the property's location adjacent to 96th Ave and close to I-76 provides it with strong connectivity to existing infrastructure.

Goal BEC 3: A built environment that meets the needs of the community while mitigating adverse impacts, recognizes known and unknown hazardous conditions, and responds to the increasing resource constraints going forward.

- *Strategy BEC 3.1.02: Discourage new developments located within the FEMA flood plain. Continue participation in the National Flood Insurance Program Community Rating System and maintain any related and applicable community certifications or designations (pg. 49).*
- *Strategy BEC 3.1.08: Support remediation efforts on brownfield and contaminated sites and encourage viable uses that further county goals and community benefits (pg. 49).*

The proposed rezoning does not include any area in the existing floodplain and no future development is planned within the floodplain. The proposed rezoning would foster development of a brownfield site and would require appropriate cleanup/mitigation efforts before such plans could be approved.

Goal ED 2: Foster fair and equitable economic development throughout the county.

- *Strategy ED 2.1.04: Pursue the recruitment and retention of businesses that offer full-time and high-paying jobs with competitive benefits that are commensurate with the cost of living in the area (pg. 60).*

The proposed rezoning would allow Gibbons Erectors, a small, family-owned business to own their property and remain in Adams County. Gibbons has roughly 30 full-time employees with well-paying jobs.

Goal ED 3: Guide growth and development to targeted areas and provide compatible transitions between land uses.

- *Strategy ED 3.1.03: Focus more intensive industrial uses in strategic locations that are served by supporting infrastructure and removed from residential areas (pg. 60).*

While Gibbons Erectors is not a more intensive industrial use, the proposed rezoning would foster industrial development in predominantly industrial area. The area is not residential in nature and has the necessary infrastructure in place to support the proposed rezoning and use.

Goal ED 4: Build and sustain a resilient and diverse economy.

- *Strategy ED 4.1.01: Stimulate economic growth by focusing on business attraction, retention, and expansion to ensure Adams County stays at the forefront of business development in identified target industries (pg. 60).*
- *Strategy ED 4.1.02: Support efforts that advance innovation in business practices and technology and provide resources to entrepreneurs and startup industries, as well as established small businesses, to grow and scale as needed (pg. 60).*

The proposed rezoning would allow Gibbons Erectors, a small, family-owned business to own their property and remain in Adams County. The proposed rezoning would allow an entrepreneurial small business to grow and remain in Adams.

Criteria 2 – The Zoning Map amendment is consistent with the purposes of these standards and regulations.

The proposed Zoning Map amendment is consistent with the purposes of these standards and regulations. The rezoning will foster compatible, low intensity industrial development in an area that's predominantly industrial today. The property is adjacent to I-2 zoned property to the east and south and the proposed use/user has already been operating, with no negative impacts, for 3 years directly across the street.

Criteria 3 - The Zoning Map amendment will comply with the requirements of these standards and regulations.

The Zoning Map amendment will comply with the requirements of these standards and regulations. The rezoning will foster compatible, low intensity industrial development and new development will comply with all Adams County requirements within the I-2 zone district.

Criteria 4 - 4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate

area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

The Zoning map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the future development of the area and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed rezoning will facilitate low intensity industrial development on a brownfield site. The site is in a predominantly industrial area with I-2 uses adjacent to the property to the east and south. While initial studies show environmental impacts are limited on the site, future development will not be able to occur until the necessary remediation has taken place. This remediation will improve the health, safety and welfare of those in the area. Industrial development will not take place near a residential area and is harmonious with existing and future land uses. Gibbons Erectors has been operating directly across the street for three years and has not been detrimental to the health, safety, or welfare on those in the area.

Comprehensive Plan Amendment Criteria

Criteria 1 – The Comprehensive Plan amendment is consistent with the goals and policies of the Adams County Comprehensive Plan.

The proposed Comprehensive Plan Amendment from Agricultural-1 (A-1) to Industrial-2 (I-2) is consistent with the following language in the Adams County Comprehensive Plan:

Goal NRE 1: Facilitate the protection and restoration of natural areas and ecosystems to improve habitat connectivity, sensitive lands, and natural habitats while enhancing the quality of life and shaping urban areas.

- *Strategy NRE 1.1.02: Encourage new development in a manner compatible with the preservation of open space. Promote development strategies, such as clustering, that mitigate impacts to important natural areas including wildlife and riparian habitat (pg. 35).*
- *Strategy NRE 1.1.08: Encourage the preservation of greenfields by promoting infill and brownfield redevelopment opportunities through education, development regulations, and federal or state grant programs (pg. 36).*

The proposed Comprehensive Plan Amendment will encourage new development, but in a manner compatible with the preservation of open space. The applicant is only proposing to rezone and develop the portion of the property closest to 96th Ave. The northern and western portion of the property, part of which is in the floodplain, will remain undeveloped and agriculturally zoned open space. The Comprehensive Plan Amendment for this site will

support the proposed rezoning and foster redevelopment of a brownfield site as the property was once a dump.

Goal NRE 2: Preserve and enhance surface and groundwater quality and ensure the long-term viability of groundwater supplies.

- *Strategy NRE 2.1.06: Restrict development of permanent structures within designated floodplain areas and preserve associated aquatic ecosystems and the services they provide. Expanding flood protection areas will help to maintain good ecosystem health (pg. 36).*

The proposed Comprehensive Plan Amendment will support development on the site, but only within the portion of the property that's out of the floodplain. The area within the floodplain area will keep its A-1 zoning and remain undeveloped, thus limiting impacts to the floodplain areas.

Goal BEC 1: Support existing communities and accommodate growth and development that coordinates with local plans, is fiscally and environmentally responsible, and enhances the overall well-being of the community.

- *Strategy BEC 1.2.03: Encourage a diverse and compatible mix of land uses that support the housing, commercial, and industrial needs of the county that promotes a resilient economy and opportunities for a more livable community. Identify potential receiving areas for industrial uses that may undermine the return on public investments around existing locations. Explore criteria for siting new industrial uses to mitigate the social and environmental impacts and avoid worsening historical inequities (pg. 46).*

The proposed Comprehensive Plan Amendment will support a rezoning to I-2 and foster compatible development and a predominantly industrial area. Given the prevalence of I-2 zoning in the area, the proposed Comprehensive Plan Amendment and parallel rezoning enable industrial development in an area that will not exacerbate social or environmental impacts.

Goal BEC 2: An inclusive community that provides opportunities for people to live, work, and achieve their highest level of health and well-being.

- *Strategy BEC 2.2.01: Direct growth to areas that are supported by multimodal connectivity, meets expectations for services, and can utilize existing infrastructure (pg. 47).*

The proposed Comprehensive Plan Amendment will foster development that will have a limited impact on services and infrastructure in the area. Gibbon's Erectors has been operating directly across 96th Ave from the subject site for the last three years and has not had a negative impact on existing infrastructure in the area. The property's location adjacent to 96th Ave and close to I-76 provides it with strong connectivity to existing infrastructure.

Goal BEC 3: A built environment that meets the needs of the community while mitigating adverse impacts, recognizes known and unknown hazardous conditions, and responds to the increasing resource constraints going forward.

- *Strategy BEC 3.1.02: Discourage new developments located within the FEMA flood plain. Continue participation in the National Flood Insurance Program Community Rating System and maintain any related and applicable community certifications or designations (pg. 49).*
- *Strategy BEC 3.1.08: Support remediation efforts on brownfield and contaminated sites and encourage viable uses that further county goals and community benefits (pg. 49).*

The proposed Comprehensive Plan Amendment will not foster any development within the existing floodplain on the property. The Comprehensive Plan Amendment would enable redevelopment of a brownfield site and encourage a more viable use that furthers the goal to have a diverse mix of uses, in compatible locations, that positively impact the County's bottom-line.

Goal ED 2: Foster fair and equitable economic development throughout the county.

- *Strategy ED 2.1.04: Pursue the recruitment and retention of businesses that offer full-time and high-paying jobs with competitive benefits that are commensurate with the cost of living in the area (pg. 60).*

The proposed Comprehensive Plan Amendment would enable Gibbons Erectors, a small, family-owned business, to own their own property and remain in Adams County. The business has roughly 30 full-time employees with well-paying jobs.

Goal ED 3: Guide growth and development to targeted areas and provide compatible transitions between land uses.

- *Strategy ED 3.1.03: Focus more intensive industrial uses in strategic locations that are served by supporting infrastructure and removed from residential areas (pg. 60).*

The proposed Comprehensive Plan Amendment would foster industrial development in a predominantly industrial area and away from residentially zoned property. The proposed site is close to I-76 and has the necessary infrastructure in place to support the proposed use.

Goal ED 4: Build and sustain a resilient and diverse economy.

- *Strategy ED 4.1.01: Stimulate economic growth by focusing on business attraction, retention, and expansion to ensure Adams County stays at the forefront of business development in identified target industries (pg. 60).*
- *Strategy ED 4.1.02: Support efforts that advance innovation in business practices and technology and provide resources to entrepreneurs and startup industries, as well as established small businesses, to grow and scale as needed (pg. 60).*

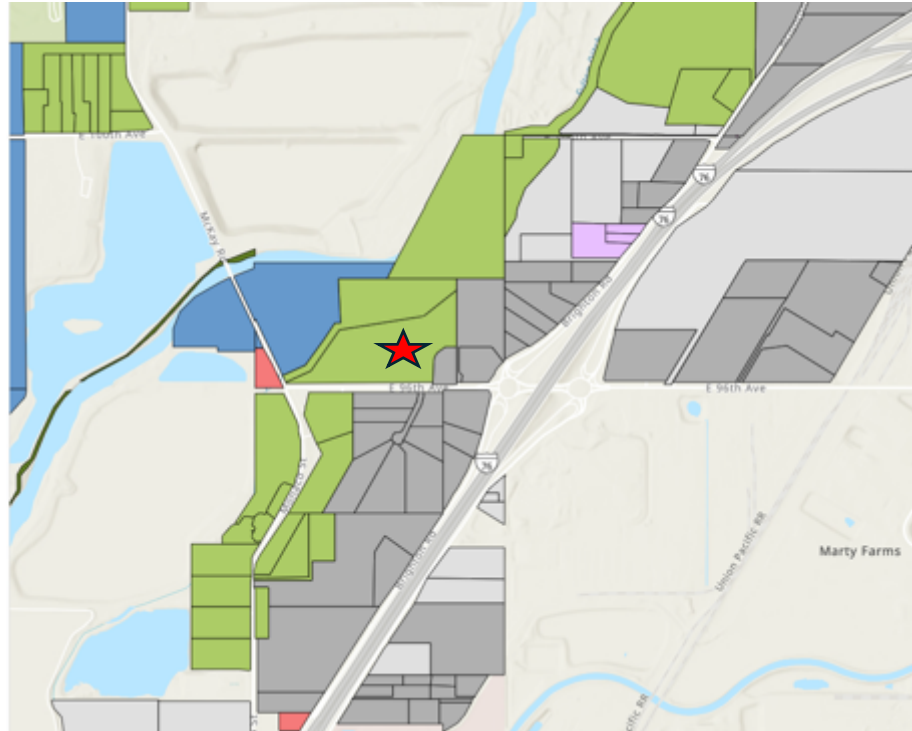
The proposed Comprehensive Plan Amendment would allow Gibbons Erectors, a small, family-owned business to own their own property and remain in Adams County. The proposed rezoning would allow an entrepreneurial small business to grow on their own property vs. being forced to pay rent to another owner in or outside of Adams County.

Criteria 2 – The Comprehensive Plan amendment is consistent and/or compatible with the land use, transportation, and open space maps in the Adams County Comprehensive Plan.

The proposed Comprehensive Plan Amendment is compatible with the land use, transportation and open space maps in the Adams County Comprehensive Plan. The proposed Comprehensive Plan Amendment from *Agricultural Small Scale* to *Industrial Medium* aligns with the Adams Future Land Use Map (below) given the significant number of properties in the area, including those that are adjacent to the east and south, that have the same *Industrial Medium* designation

Advancing Adams Future Land Use 2022

-  Agriculture Large Scale
-  Agriculture Small Scale
-  Commercial
-  Industrial High
-  Industrial Low
-  Industrial Medium
-  Institutional
-  Mixed Use
-  Mixed Use Commercial
-  Mixed Use Commercial*
-  Parks Open Space
-  Plan - CASP
-  Plan - Splendid Valley
-  Plan - Square Lakes
-  Plan - Welby
-  Public
-  Residential High
-  Residential Low
-  Residential Medium



In the open space maps within Adams Parks, Open Space and Trails (POST) Plan, the subject site is not identified as a priority area in the Agricultural Lands and Places of Cultural Significance Map. The Transportation Master Plan maps outline future study and additional roadway connections to the west on 96th Ave. With that said, the subject property's location next to I-76 provides optimal access to and from the interstate while limiting vehicle trip length on 96th Ave.

[Criteria 3 – The Comprehensive Plan amendment advances the health, safety, and welfare of the citizens and property owners of Adams County.](#)

The proposed Comprehensive Plan Amendment will advance the health, safety and welfare of the citizens and property owners of Adams County. The Amendment will support rezoning of a portion of the property from A-1 to I-2, which will in turn facilitate redevelopment of a site that was once a dump. Before future development can take place on the site, any necessary remediation will take place. That site cleanup will improve the health, safety and welfare of future employees on the property as well as adjacent owners and those within the area. The Amendment and parallel rezoning will enable a small, family-owned business to move across 96th Ave and keep their operations in Adams County, thus strengthening the economy and creating a higher/better use for a property that has set underutilized for decades.