Request for Comments

Case Name: 53rd and Tennyson Row
Project Number: PRC2020-00005

Original application referral date: February 26, 2020
Updated application referral date: June 9, 2020

The Adams County Planning Commission is requesting comments on the following application:
1) Subdivision to create 18 lots and 3 tracts on existing 2.14 acre property (previously referred);
2) Rezone from Residential-2 (R-2) to the Residential-3 (R-3) zone district (previously referred), and;
3) Conditional Use Permit to construct 9 duplexes consisting of 18 units on individual lots in an R-3 zone district (previously referred).
4) Right-of-Way Vacation of northern 30 feet of Stuart St. (new request)
5) Waiver from Subdivision Design Standards - Lot Depth to Width Ratio (new request)
6) Waiver from Subdivision Design Standards - Private Road Access (new request)

This request is located at 4301 W. 53rd Ave. The Assessor's Parcel Number is 0182518100027.

Applicant Information: MAG Builders Inc.
3132 FEDERAL BLVD
DENVER, CO 80211

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) 523-6817 by 07/03/2020 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 ASielaff@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/planning/currentcases.

Thank you for your review of this case.

Alan Sielaff
Planner II
Simple Map

Legend
- Railroad
- Major Water
- Zoning Line
- Sections

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For display purposes only.
This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy.
June 5, 2020

Adams County
Community & Economic Development Department
4430 S. Adams County Parkway,
1st Floor, Suite W2000A
Brighton, CO 80601-8216

To whom this may concern

Our Design proposes subdividing the existing 2.6 acre parcel located at 4301 W. 53rd St. into 18 individual lots plus a tract for the development of 9 duplexes and water detention. The parcel will be rezoned from R-2 to R-3 zoning to allow for the proposed duplex form, lot area & setbacks meeting R-3 zoning requirements. Private alleys will be dedicated easements for resident and fire access. We are requesting the vacation of the county-owned parcel located at the north end of the cul-de-sac and will in-turn be dedicating land to complete the cul-de-sac roadway.

All applicable standards for R-3 districts will be applied to this development including maximum allowed density, minimum lot widths, lot coverage, lot sizes and setbacks. The proposed duplexes are oriented towards the street and are of similar size and massing to the adjacent neighborhood. The 9 duplexes vary in style and have several housing models with differing materials, styles and articulation. Each duplex has a 2-car garage. Some have extra deep driveways allowing for additional off-street guest parking. There are three proposed guest parking spaces at the end of the cul-de-sac accessed from Stuart St.

We are applying for two waivers to the subdivision standards. The lot to depth width ratio waiver is being sought due to significant grading and site constraints. The parcel's topography drops about 30’ on the NE portion of the lot, making a large portion of the lot not feasible to develop, limiting the available lot to depth ratio. The access to lots by private roads waiver is also being sought. The private roads allow for rear loaded garages, freeing up the façade frontage for landscaping and transparency to create a walkable and welcoming street presence. The access roads are designed for emergency vehicle access including fire apparatus access.

We will be working with Altitude Land Consulting civil engineers for all grading and utility requirements of the development to ensure that all Adams County and external agency requirements are met.
Thank you for your time and consideration and please accept this formal project description letter along with the submitted plans for the land use application.

Respectfully,

Realarchitecture Ltd.
Kendall Goodman AIA, Principal