Request for Comments

Case Name: Sherrelwood Village PUD Amendment - FDP
Project Number: PRC2021-00001

April 12, 2021

The Adams County Planning Commission is requesting comments on the following application: Final Development Plan (FDP) and Minor Subdivision to add 47 single-family attached dwelling units on 3.3 acres to the existing Sherrelwood Village Planned Unit Development (PUD). The application follows the recent approval of a Rezone and Preliminary Development Plan. This request is located at 7996 and 8000 Pecos Street. The Assessor's Parcel Numbers are 0171928400003, 0171933100009, 0171933124036, 0171933124037, 0171933124038, 0171933124039, 0171933124057, 0171933124058.

Applicant Information:

DELMEST DEVELOPMENT CORPORATION
155 S MADISON ST. SUITE 326
DENVER, CO 80209

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 05/05/2021 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

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes
PRC2021-00001 Sherrelwood Village PUD Amendment - FDP
Delwest Development Corporation is proposing to amend their current Sherrelwood Village PUD-FDP to include approximately 47 new townhomes on 3.3 Acres of additional land adjacent and to the north of the single-family homes we are currently building.

7996 and 8000 Pecos St were purchased to offer a lower, more “workforce” focused priced housing solution for the community than a new traditional single-family home. Delwest has repurposed several Westminster Schools blighted properties. We will be demolishing a vacant, blighted building, the former Children’s Outreach Project, and building new attainable housing stock.

Within this PUD amendment, several features of the site exhibit superior design over County requirements as described below:

With the addition of Townhomes to the PUD, we are required to provide 3.3 Acres of open space with 25% of that being active open space. This PUD now provides 4.4 Ac of open space with 1.0 Ac of that being active open space which exceeds the requirements. Within the active open space we are providing a play structure and seating areas by the townhomes for family gathering. This is in addition to the shade structure and seating provided near the single-family homes. Walkways connect both active open space areas to the rest of the neighborhood.

To the east of the project site sits Sherrelwood Park which is a fantastic community amenity. To enhance this park even further we have been working with Hyland Hills to create an outdoor amenity space within the park itself in exchange for using offsite detention. This amenity will be an additional gathering place for the community that everybody can use. Ongoing coordination with Hyland Hills and neighbors will determine the final amenity, whether it be a shade structure, playground, or other type of activity area.

The townhome addition to the PUD will have little to no impact on public infrastructure. Delwest is responsible for all onsite infrastructure and associated costs. This includes the stoplight at Sherrelwood Dr which connects into the townhomes area and down into the single-family portion. This improves access to the current subdivision by creating a loop, with 2 access points on Pecos St and especially enhances ingress and egress to and from southbound traffic. Residents will also have a safe location to cross Pecos Dr.
Additional parking will be provided as part of the townhome addition to the PUD. Each unit will have a 2-car tandem garage which meets the minimum parking requirement of parking. This townhome addition also provides 22 guest spaces in parking lots and 40 driveways spaces in front of units for a total of 62 guest spaces. This an improvement over the required 24 guest spaces.

We at Delwest are excited to have the opportunity to enhance this neighborhood and bring market rate housing to the area. We look forward to working with the community and staff moving forward.

Sincerely,

W. Craig Fitchett
Director of Acquisitions & Business Development, Delwest