

Board of County Commissioners Meeting

Tuesday, April 12, 2016

Hearing Room 1, First Floor

AGENDA

The Tuesday meeting of the Board of County Commissioners (The Board) is an open meeting in which the Board approves contracts, expends funds, hears testimony, makes decisions on land use cases and takes care of other county matters. The public is welcome to attend.

The Board meeting has three parts: Public Comment, the Business Meeting and the Public Hearing.

General Procedures

Agenda items will normally be considered in the order they appear on this agenda. However, the Board may alter the agenda, take breaks during the meeting, work through the noon hour; and even continue an item to a future meeting date.

Public Comment (10:00 a.m.)

The Board welcomes your comments; During the public comment time, members of the public have three minutes to present views on county matters that are not included on the Hearing Agenda. The public comment time is not for questions and answers: it is your time to express your views.

Please note that you are always welcome to communicate with the Board on the county's Web site (www.jeffco.us), by e-mail (commish@jeffco.us), by phone (303-271-8525), fax (303-271-8941) or US mail (100 Jefferson County Parkway, Golden, CO 80419). You can also meet your Commissioners at numerous community events such as town hall meetings, homeowner associations and chamber meetings.

Business Meeting

Call to Order

Pledge of Allegiance

Proclamation - National Crime Victims Rights' Week

Tuesday, April 12, 2016 (continued)

Approval of Minutes Dated April 5, 2016

Consent Agenda

CONSENT AGENDA PROCEDURES - Items on the Business Meeting Consent Agenda generally are decided by the Board without further discussion at the meeting. However, any Board member may remove an item from the Business Meeting Consent Agenda. The Board is not required to take public comment on removed items, but may request additional information and input.

1. **Resolution CC16-142** Expenditure Approval Listings - Accounting
2. **Resolution CC16-143** Bi-Weekly Payroll Register - Accounting
3. **Resolution CC16-144** Cancellation of Uncollectible Personal Property Taxes - Treasurer
4. **Resolution CC16-145** CSU Extension Strategic Plan - CSU Extension
5. **Resolution CC16-146** Grant Application and Acceptance - Regional Air Quality Council Local Agency Air Quality Project Grant for 2017 - Transportation and Engineering
6. **Resolution CC16-147** Purchase Order Modification - Ideal Fencing Corp. for Additional Sound Barrier Fencing on West Coalmine Avenue - Road and Bridge
7. **Resolution CC16-148** Purchase Order - Transwest Truck Trailer RV for the Purchase of Two (2) 2017 Trail King Lowboy Trailers (\$213,341.30) - Fleet

Other Contracts and Resolutions for which Notice was not possible may be considered.

Regular Agenda - No Agenda Items

Public Hearing

There are two parts to the Public Hearing Agenda: the Hearing Consent Agenda and the Regular Hearing Agenda.

Items are listed on the Hearing Consent Agenda because no testimony is expected. In the event a Commissioner or any member of the public wishes

Tuesday, April 12, 2016 (continued)

to testify regarding an item on the Consent Agenda, the item will be removed and considered with the Regular Hearing Agenda.

Unless otherwise stated by the Chair, a motion to approve the Hearing Consent Agenda shall include and be subject to staff's findings, recommendations, and conditions as listed in the applicable Staff Report.

Hearing Consent Agenda

8. **Resolution CC16-141**

Case Number: 15-122995RZ: Rezoning
Case Name: Extra Space Storage Official Development Plan
Owner/Applicant: Stephen L. Porter and Georgia A. Holmes
Location: 5702 W. 120th Ave.
Section 1, Township 2 South, Range 69 West
Approximate Area: 5.0 Acres
Purpose: To rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow indoor warehousing, self storage, office uses and eight (8) single-family residences.
Case Manager: Alan Tiefenbach

9. **Resolution CC16-139**

Case Number: 15-128334RZ: Rezoning (continued from March 15, 2016)
Case Name: AGF Properties Official Development Plan
Owner/Applicant: AGF Property Management Inc. and AGF Property Management Corporation
Location: 6025, 6035 and 6055 West 55Th Place
Section 13, Township 3 South, Range 69 West
Approximate Area: 0.24 Acre
Purpose: To rezone from Industrial-One (I-1) to a Planned Development (PD) which follows the I-1 standard zone district and allows outdoor storage of recyclable materials.
Case Manager: Alan Tiefenbach

Tuesday, April 12, 2016 (continued)

The public is entitled to testify on items under the Public Hearing Regular Agenda. Information on participation in hearings is provided in the County's brochure, *"Your Guide to Board of County Commissioners Hearings."* It may be obtained on the rack outside the hearing room or from the County Public Information Office at 303-271-8512.

Hearing Regular Agenda

10. **Resolution CC16-140**

Case Number:	15-122702RZ: Rezoning
Case Name:	West Littleton Neighborhood Health Center ODP
Owner/Applicant:	Property Acquisition Company, LLC
Location:	9670 West Coal Mine Avenue Section 22, Township 5 South, Range 69 West
Approximate Area:	11.331 Acres
Purpose:	To rezone from a Planned Development (PD) to Planned Development (PD) to allow community-level commercial uses, including a free standing emergency department; and two free standing telecommunication towers (monopines).
Case Manager:	Heather Gutherless

Reports

County Commissioners

County Manager

County Attorney

Adjournment

Jefferson County does not discriminate on the basis of race, color, national origin, sex, religion, age, disability or sexual orientation in the provision of services. Disabled persons requiring reasonable accommodation to attend or participate in a County service, program or activity should call 303-271-5000 or TDD 303-271-8071. We appreciate a minimum of 24 hours advance notice so arrangements can be made to provide the requested auxiliary aid.

Board of County Commissioners meetings can be viewed on a television monitor in the cafeteria on the lower level of the Jefferson County Administration and Courts Facility. Also, you may use the cafeteria tables there to work or gather until the Board is ready to hear your case. Board meetings and hearings are recorded and available on the county's Web site at www.jeffco.us.

JEFFERSON COUNTY, COLORADO



PROCLAMATION

National Crime Victims' Rights Week

April 10-16, 2016

WHEREAS; Americans are the victims of more than 20 million crimes each year, and crime can touch the lives of anyone regardless of age, national origin, race, creed, religion, gender, sexual orientation, immigration, or economic status; and

WHEREAS; victims of repeat victimization who fail to receive supportive services are at greater risk for long-term consequences of crime; and

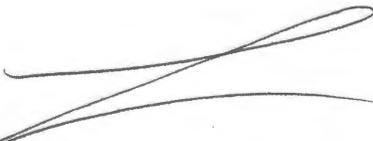
WHEREAS; intervening early with services that support and empower victims provides a pathway to recovery from crime and abuse; and

WHEREAS; serving victims and rebuilding their trust restores hope to victims and survivors, as well as their communities; and

WHEREAS; National Crime Victims' Rights Week, April 10-16, 2016, is an opportune time to commit to ensuring that all victims of crime—even those who are challenging to reach or serve—are offered culturally and linguistically accessible and appropriate services in the aftermath of crime;

NOW, THEREFORE be it proclaimed by, the Jefferson County Board of Commissioners,
of the State of Colorado, that the week of April 10-16, 2016
be declared as
National Crime Victims' Rights Week.

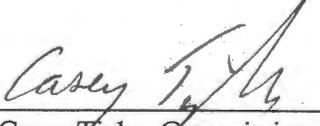




Libby Szabo, Chairman



Donald Rosier, Chairman Pro Tem



Casey Tighe, Commissioner



COMMISSIONERS' MINUTES OF APRIL 05, 2016

The Board of County Commissioners of the County of Jefferson, State of Colorado, met in regular session on April 05, 2016 in the Jefferson County Government Center, Golden, Colorado. Commissioner Libby Szabo, Chairman presided. Commissioner Donald Rosier, Commissioner Casey Tighe and Debbie Quinn, Deputy Clerk to the Board, were present.

Commissioner Libby Szabo, Chairman called the meeting to order.

STAFF PRESENT:

Ralph Schell, County Manager

Kourtney Hartmann, Assistant County Attorney

APPROVAL OF MINUTES

Following a general discussion, the Board upon motion of Commissioner Rosier, duly seconded by Commissioner Tighe and by unanimous vote, approved the Minutes of March 29, 2016.

PROCLAMATION - Child Abuse Prevention Month

The Commissioners proclaimed the Month of April 2016 as Child Abuse Prevention Month.

PROCLAMATION - Mayor and County Recognition Day for National Service

The Commissioners proclaimed April 5, 2016 as Mayor and County Recognition Day for National Service and thanked all Jefferson County volunteers.

CONSENT AGENDA

The Board approved the following Resolutions:

1. **Resolution CC16-135** Expenditure Approval Listings - Accounting
2. **Resolution CC16-136** Grant Application and Acceptance - Colorado Department of Transportation (CDOT), Office of Transportation Safety (OTS) FY 2017 Funding for Speed Mitigation on Highways 93 and 285 - Sheriff

3. **Resolution CC16-137** Payroll and Payment Certifications for the Month of January 2016 - Human Service

4. **Resolution CC16-138** Contract - Rock & Company, Inc. for Retaining Wall and Slope Repairs for Twin Spruce and Westridge (\$1,350,369.75) - Road and Bridge

REGULAR AGENDA– No Agenda Items

PUBLIC HEARING CONSENT AGENDA– No Agenda Items

PUBLIC HEARING REGULAR AGENDA– No Agenda Items

REPORTS

Commissioner Rosier attended the Human Service's briefing and a Boy Scouts event.

Commissioner Tighe attended the Planning Commission Awards and met with neighbors to discuss caregiver operation impacts.

Commissioner Szabo met with Realtors who discussed problems with people growing marijuana in houses and attended the Rocky Flats Stewardship Council.

All three Commissioners attended the JEDC Awards and met with NREL, the EPA and the 1st Judicial District Courts.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned.

Attest:

Board of County Commissioners of
the County of Jefferson, Colorado

Debbie Quinn, Deputy Clerk

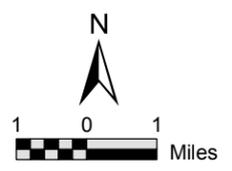
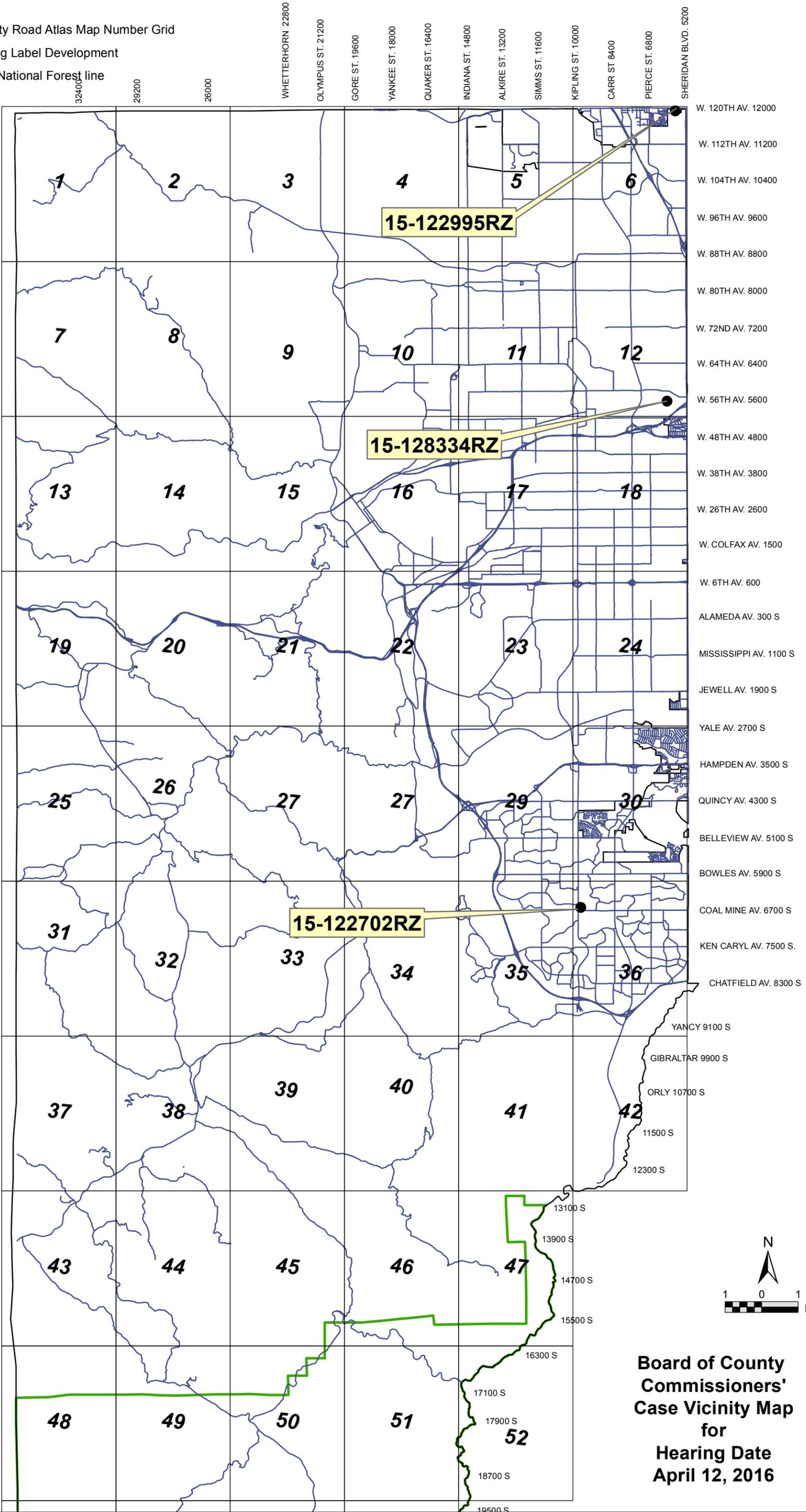
Libby Szabo, Chairman

Legend

— County Road Atlas Map Number Grid

● Zoning Label Development

□ Pike National Forest line



**Board of County
Commissioners'
Case Vicinity Map
for
Hearing Date
April 12, 2016**

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners
FROM:  Ralph Schell, County Manager
DIST: Tim Kauffmann, County Treasurer
RE: EXPENDITURE APPROVAL LISTINGS
DATE: April 12, 2016

Staff Recommendation:

Approve the Expenditure Approval Listings dated April 7, 2016
Resolution No.

CC 16 - 142

Background:

The Board of County Commissioners has reviewed all claims presented for Audit and allowance to the Board as represented on said Expenditure Approval Listings and the Board of County Commissioners find that all said claims as represented on said Expenditure Approval Listings shall be allowed, and, hereby, directs the County Treasurer to pay same.

Further, the staff has reviewed all claims and certify that all claims are valid
And are in order to be paid.

Prepared by: Kay Aberle, Accounting Supervisor, X8532, Jefferson County Accounting Division

Reviewed by: Deborah Freischlag, Director of Accounting, X8529, Jefferson County Accounting Division

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM:  Ralph Schell, County Manager

DIST: Ralph Schell, Tim Kauffman, Accounting

RE: BI-WEEKLY PAYROLL REGISTER

DATE: April 12, 2016

Staff Recommendation:

Approve the issuance of county warrants as listed on this Bi-Weekly Payroll Register for period ending April 2, 2016.

Resolution No.

CC 16 - 143

Background:

Payroll warrants and ACH Direct Deposit Notifications have been prepared in accordance with current Personnel Action forms and time sheets received in the Financial Control Division by the required deadlines and all applicable taxes and deductions have been withheld therefrom. A summary register of these claims has been circulated and thereby presented for audit and allowance by the Board of County Commissioners. The Board of County Commissioners hereby directs the County Treasurer to pay same.

Prepared By: Jefferson County Accounting Division

M E M O R A N D U M

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Tim Kauffman, Jefferson County Treasurer 

DATE: April 12, 2016

RE: Cancellation of Uncollectible Personal Property Taxes

Staff Recommendation:

RESOLVED, that the Board of County Commissioners authorizes the cancellation of uncollectible personal property taxes for the years 2010, 2011, 2012, 2013 and 2014 in the total amount of \$105,206.

Resolution No. CC16- _____ **CC16-144**

Background:

Pursuant to Colo. Rev. Stat. § 39-10-114(2)(a), the County may cancel any taxes on personal property which are determined to be uncollectible after one year after the date of their becoming delinquent. The Treasurer has determined that delinquent personal property taxes for the years 2010, 2011, 2012, 2013 and 2014 are uncollectible in the amount of \$105,206.

Prepared by: Casie Stokes, Assistant County Attorney

Distribution

Original returned to: Tim Kauffman, Treasurer
Copies to: Casie Stokes, Assistant County Attorney

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM:  Ralph Schell, County Manager

RE: Regional Air Quality Council/Local Agency Air Quality Project Grant for 2017

DATE: April 12, 2016

Staff Recommendation: Staff recommends that the Board of County Commissioners approves the grant application for the Regional Air Quality Council/Local Agency Air Quality Project Grant for 2017, and if the grant is awarded, approves the Chairman's execution of the grant acceptance documents and agreements, as applicable, so long as the total costs to the County for the grant program do not exceed \$16,000.

Resolution No. **CC 16 - 146**

Background: The Regional Air Quality Council grant pool provides funding to local governments for programs that result in benefits to air quality. This proposal provides transit passes at no cost to employees who pledge to use transit one day or more per week to incentivize employees to trade single-occupancy vehicle (SOV) trips for transit trips during a high ozone period during the summer of 2017. By cross promoting with the County's Wellness Program, this grant will benefit employees utilizing transit to achieve daily exercise goals as part of a Wellness Challenge. The grant requires a 20% match from the County in cash or in-kind services.

BCC Briefing Presented on March 29, 2016, by Yelena Onnen.

Fiscal Impact: Total out-of-pocket cost to the County will not exceed \$16,000. The total project budget is \$80,000, with \$64,000 being reimbursed to the County with Federal CMAQ funding in 2017.

Prepared by: Yelena Onnen, Transportation & Engineering

Distribution:

Original returned to: Yelena Onnen, Transportation & Engineering Division

Copies to: Marcia Sieben, Purchasing; Jeanie Rossillon, Development and Transportation; Steve Durian, Transportation & Engineering; Kourtney Hartmann, County Attorney's Office; and Accounting

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners
FROM: Ralph Schell, County Manager
DIST: Larry Benshoof, Jeanie Rossillon, Deborah Freischlag
RE: Purchase Order Modification for Additional Sound Barrier Fencing on W. Coalmine Ave.
Road & Bridge Division

Staff Recommendation: Approve the expenditure of an additional amount not to exceed **\$15,708.25** to **Ideal Fencing Corp.** for additional sound barrier fencing services on West Coalmine Ave. for a total expenditure amount not to exceed \$207,593.25.

Contract Duration: The additional work will be completed by April 30, 2016.

Resolution No. CC 16 - 147

Background: The Road and Bridge Division employed the services of Ideal Fencing Company to provide fence installation and repair services for a new 8 feet tall sound barrier fence on Coalmine east of Wadsworth. Additional services are now required to install an additional 95 feet of 8 feet section of the sound barrier fence for the Coalmine Sound Barrier Fencing project. The fence is 95 feet longer than the original estimate.

Fiscal Information: Funding is available in the 2016 Sales Tax Budget and this expenditure is within the scope and budget of the project.

BCC Briefing Presented By Jeanie Rossillon on January 19, 2016

Originator: Agenda memo prepared by Joe Weickenand, Purchasing, Ext. 8595

Original returned to: Joe Weickenand, Purchasing

Copies to: Jeanie Rossillon, Department Director, Development & Transportation
Larry Benshoof, Division Director, Road & Bridge
Mike Freeman, Risk Management

Approvals	Jeanie Rossillon Larry Benshoof	4/1/16; 6:43am 3/31/16; 4:00pm <i>ams</i>
Final Signatory	BCC	
Vendor	Ideal Fencing Corp.	
End User	Road & Bridge	
Document Type	Purchase Order Modification	
Dollar Value of Contract	Not To Exceed \$207,593.25	
Period Of Performance	Contractor to complete work on or before April 30, 2016.	
Description	PO Modification to add the not to exceed amount of \$15,708.25 to Ideal Fencing Corp. PO 650673 for 95 feet of additional sound barrier fencing on West Coalmine Ave	
Buyer	Joe Weickenand	

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners
FROM: Ralph Schell, County Manager
DIST: Buck Benke, Deborah Freischlag
RE: Purchase Order for Two (2) 2017 Trail King Lowboy Trailers
Fleet Services Division (for Road & Bridge Division)

Staff Recommendation:

Approve an expenditure in the amount of **\$213,341.30** to Transwest Truck Trailer RV for the purchase of two (2) 2017 Trail King lowboy trailers.

Estimated Delivery Date: By August 20, 2016.

RESOLUTION NUMBER:

CC 16 - 148

Background:

The new units will replace existing units under the approved 2016 Fleet Replacement Program. The Road and Bridge Division requires the trailers to transport heavy equipment to/from job sites. The estimated cost of \$150,000 for both was presented at the February 2, 2016 briefing.

Purchasing invited four firms to participate in the bid process; two of the firms submitted bids. The acceptable bid came in at \$213,341.30.

Staff briefed the BCC on March 15, 2016 and was directed to look for used trailers at an auction. Staff examined the auction's inventory, but did not find trailers that met Road and Bridges' specifications.

Fiscal Information:

Funding is available in the approved 2016 vehicle replacement budget.

BCC Briefing Presented by: Buck Benke, Fleet Services Director, on March 15, 2016.

Originator: Agenda memo prepared by Lanny Loveday, Purchasing, Ext. 8587.

Division Contact: Randy Sturgeon, Ext. 5256.

Original returned to: Lanny Loveday, Purchasing.

Copies to: Marcia Sieben, Purchasing Manager
Kate Newman, Deputy County Manager
Randy Sturgeon, Fleet Services

Approvals	Lanny Loveday, Sr. Purch. Agent (see attached approval authorization) Buck Benke, Div Dir Kate Newman, Dept Dir	Approved: 4/1/2016 Approved: 4/4/2016 Approved: 4/5/2016
Agenda Coordinator Review		<input checked="" type="checkbox"/> Check <i>MS</i>
Final Approval	BCC	
Vendor	Transwest Truck Trailer RV	
End User	Fleet Services	
Document Type	PO	
Dollar Value of PO	\$213,341.30	
Term	N/A	
Description	Two Lowboy Trailers	
Buyer	Lanny Loveday	

CASE SUMMARY
Consent Agenda

PC Hearing Date: March 30, 2016

BCC Hearing Date: April 12, 2016

15-122995RZ Rezoning

Case Name: Extra Space Storage Official Development Plan

Owner/Applicant: Stephen L. Porter and Georgia A. Holmes

Location: 5702 W. 120th Ave.
Section 1, Township 2 South, Range 69 West

Approximate Area: 5.0 Acres

Purpose: **To rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow indoor warehousing, self storage, office uses and eight (8) single-family residences.**

Case Manager: Alan Tiefenbach

Issues:

- The Planning Commission approved a Plan Exception allowing self storage, warehouse and residential uses where the Comprehensive Master Plan recommends Limited Commercial.

Recommendations:

- **Staff:** Recommends APPROVAL subject to conditions
- **Planning Commission:** Recommends APPROVAL subject to conditions

Interested Parties:

- Surrounding Neighbors

Level of Community Interest: Low

Representative for Applicant: Mark Bishop, PE, Jehn Engineering

General Location: South of W. 120th Ave, west of Sheridan Blvd

Case Manager Information: Phone: 303-271-8738 e-mail: atiefenb@jeffco.us

It was moved by Commissioner **GUTHRIE** that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

March 30, 2016

RESOLUTION

<u>15-122995RZ(A)</u>	Rezoning
Case Name:	Extra Space Storage Official Development Plan
Owner/Applicant:	Stephen L. Porter and Georgia A. Holmes
Location:	5702 W. 120 th Ave. Section 1, Township 2 South, Range 69 West
Approximate Area:	5.0 Acres
Purpose:	To rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow indoor warehousing, self storage, office uses and eight (8) single family residences.
Case Manager:	Alan Tiefenbach

Based on the evidence, testimony, exhibits, and recommendations of the Jefferson County Planning and Zoning Division, and comments of public officials, agencies, citizens of the County, and other interested parties, the Planning Commission finds the following with respect to a Plan Exception for the above referenced case:

- A. The exception addresses a unique situation and the applicant's request has articulated as to the reasons of the unique situation.
- B. Any negative impacts caused by the exception will be mitigated so that the impacts to the surrounding community will be comparable to the recommended land use.
- C. The exception is not setting a precedent.

NOW THEREFORE BE IT RESOLVED, that a Plan Exception is hereby APPROVED for Rezoning Case No. 15-122995RZ subject to the following condition:

- A. The Board of County Commissioners approves the rezoning of the above referenced property to allow indoor warehousing, self storage, office uses and eight single family residences in Rezoning Case No. 15-122995RZ. In the event Rezoning Case

Jefferson County Planning Commission Resolution
Case #15-122995RZ(A)
March 30, 2016
2 of 2

No. 15-122995RZ is denied by the Board of County Commissioners, this Plan Exception shall become null and void.

Commissioner **MOORE** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner	Rogers	Aye
Commissioner	Burke	Aye
Commissioner	Moore	Aye
Commissioner	Guthrie	Aye
Commissioner	Westphal	Aye

The Resolution was adopted by **unanimous** vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, Bonnie Benedik, Administrative Assistant for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, March 30, 2016.



Bonnie Benedik
Administrative Assistant

It was moved by Commissioner **GUTHRIE** that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

March 30, 2016

RESOLUTION

15-122995RZ(B) **Rezoning**
Case Name: Extra Space Storage Official Development Plan
Owner/Applicant: Stephen L. Porter and Georgia A. Holmes
Location: 5702 W. 120th Ave.
 Section 1, Township 2 South, Range 69 West
Approximate Area: 5.0 Acres
Purpose: **To rezone from Agricultural-Two (A-2) to
Planned Development (PD) to allow indoor
warehousing, self storage, office uses and eight
(8) single family residences.**
Case Manager: Alan Tiefenbach

The Jefferson County Planning Commission hereby recommends **APPROVAL** of the above application on the basis of the following facts:

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.
2. The Planning Commission finds that:
 - A. The proposal is in general conformance with the Comprehensive Master Plan because it meets all applicable sections of the Plan policies except for the land use policies pertaining to Limited Commercial and the Community Resources policies pertaining to Visual Resources, for which Staff is recommending approval of a Plan Exception.
 - B. The proposed land would be compatible with existing and allowable land uses in the surrounding area because Limited Commercial is recommended, which could create impacts greater than the proposed use, and the bordering municipalities do not object to this proposal.
 - C. The proposed land uses would not result in significant impacts to

the health, safety, and welfare of the residents and landowners in the surrounding area.

Commissioner **MOORE** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner	Rogers	Aye
Commissioner	Moore	Aye
Commissioner	Burke	Aye
Commissioner	Guthrie	Aye
Commissioner	Westphal	Aye

The Resolution was adopted by **unanimous** vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, Bonnie Benedik, Administrative Assistant for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, March 30, 2016.



Bonnie Benedik
Administrative Assistant

Staff Report

PC Hearing Date: March 30, 2016

BCC Hearing Date: April 12, 2016

15-122995RZ Rezoning

Case Name: Extra Space Storage Official Development Plan

Owner/Applicant: Stephen L. Porter and Georgia A. Holmes

Location: 5702 W. 120th Ave.
Section 1, Township 2 South, Range 69 West

Approximate Area: 5.0 Acres

Purpose: **To rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow indoor warehousing, self storage, office uses and eight (8) single-family residences.**

Case Manager: Alan Tiefenbach

Representative: Mark Bishop, Jehn Engineering

Existing Use: Single Family Residential

BACKGROUND/UNIQUE INFORMATION:

This is a request to rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow indoor warehousing, self storage, office uses and eight (8) single-family residences.

The subject property is a 5-acre parcel, which presently contains a single family residence constructed in 1949. It is an enclave parcel, bordered on the north, east and west by the City and County of Broomfield and to the south by the City of Westminster. (There is one other enclave parcel, zoned for commercial uses, approximately 350 feet to the west of the subject property). Commercial uses surround the property to the north, east and west. South of the property is an existing single-family neighborhood (City of Westminster) with lot sizes averaging 0.1 acre. The subject property slopes approximately 15 feet from south to north.

SURROUNDING ZONING/LAND USE:

	Adjacent Zoning	Land Use
North:	City/County of Broomfield	Commercial Use
South:	City of Westminster	Single Family Residential
East:	City/County of Broomfield	Commercial Use
West:	City/County of Broomfield	Commercial Use

NOTIFICATION:

A community meeting was held for this rezoning application on July 1, 2015. Three citizens signed in at the community meeting. Primary concerns expressed were in regard to the proposed 4 story height of the

structure.

As a requirement of the Jefferson County Zoning Resolution, the following notice was provided for this proposal:

1. Notification of this proposed development was mailed to property owners within a 500 foot radius of the site and to Homeowners' Associations and Umbrella Groups located within a one-mile radius of the site. The initial notification was mailed at the time of the 1st referral. Additional notification was mailed 14 days prior to the Planning Commission Hearing identifying the scheduled hearings dates for both the Planning Commission Hearing and the Board of County Commissioners Hearing.
2. Sign(s), identifying the dates of both the Planning Commission Hearing and the Board of County Commissioners Hearing, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission Hearing.
3. Notification of the hearings before the Planning Commission and the Board of County Commissioners was published in the Denver Post – Golden / Foothills Hub.

The Homeowners' Associations and Umbrella Groups that received notification are as follows:

- Jefferson County Horseman's Assoc.
- City of Broomfield
- City of Westminster

During the processing of the application, Staff has received one letter in objection and two letters in support. Staff has also received letters of no objection from the City and County of Broomfield and the City of Westminster.

COMPREHENSIVE MASTER PLAN ASSESSMENT:

Area Plan: N. Plains Area Plan

	Land Use	Physical Constraints	Community Resources	Infrastructure, Water and Services
Conformance		X (2)		X (4)
Non-Conformance	X(1)		X (3)	

Services: North Metro Fire Rescue District
City and County of Broomfield Water and Sanitation

ANALYSIS OF PLAN:

1. Land Use:

Areas of Non-Conformance:

a. All Development:

The Comprehensive Master Plan discusses encouraging development that is appropriate to the area, ensuring that there are unique and diverse communities in which to live, work, and enjoy outdoor recreation. It encourages economic development and infill and redevelopment projects. It also mentions that an analysis of the benefits of a new commercial or industrial project, such as potential job creation or economic benefit, may be considered in the evaluation of a project. New developments should be evaluated for the impacts on the health of a community, and new development should strive to properly and reasonably mitigate the harmful effects, if any, on existing and entitled uses on adjacent parcels.

The subject property is located within Area 25 of the N. Plains Area Plan and is recommended for Limited Commercial. This is described as commercial uses that are in close proximity to residential uses and limited in height, size and impacts. These types of uses include professional and medical office uses that serve nearby residents, grocery stores up to 10,000 square feet, small restaurants, including specialty restaurants with drive-thru and fitness centers, convenience service uses such as beauty salons and cleaners, and retail businesses that are typically less than 5,000 square feet in size. The intent behind this was to allow small-scale commercial uses that are appropriate directly adjacent to existing residential, and to transition into and serve surrounding neighborhoods. Although self-storage could serve some in this neighborhood, it would likely serve a much larger area.

The proposed office uses in Use Area 1 would comply with the Limited Commercial recommendations of the Plan. The warehouse, self-storage, and laboratory uses in Use Area 1 would not comply with the Plan recommendations. The 8 proposed residential lots in Use Area 2 would also not comply with the Plan. A Plan Exception for these uses was required, and was approved by the Planning Commission at their March 30, 2016 meeting.

As mentioned, this property is an enclave parcel surrounded on all sides by the City of Westminster and the City and County of Broomfield. Although the warehouse, self-storage and residential uses would not comply with the Plan, Use Area 1, where the self storage is proposed, is surrounded by existing commercial uses and any potential impacts would be to these two municipalities. Also, the proposed additional residential lots in Use Area 2 (southern half) would be adjacent to existing residences of the same approximate lot size. Therefore, Staff informed the applicant that if the two jurisdictions did not object to the rezoning, staff would not oppose it.

At the time of second referral, the applicant provided a letter from the City of Westminster dated December 10, 2015, and a letter from the City and County of Broomfield dated November 03, 2015 stating they had no objections to the proposal (letters attached).

b. Business and Industry

The plan prioritizes promoting land uses that expand and diversify the County's economic base and create Primary Jobs.

The Comprehensive Master Plan puts a significant emphasis on primary job creation and economic development. It is Staff's opinion that residential uses and unmanned or periodically manned self-storage facilities would provide little or no direct job creation or economic benefit to the surrounding community. Depending on the nature of the warehousing uses, this use could provide these types of jobs. However, as mentioned, this property is completely surrounded by other jurisdictions, and since these jurisdictions do not object to this rezoning, Staff does not oppose it.

c. Area/Community Plan Recommendation

The North Plains Area Plan recommends this property for Limited Commercial uses. As mentioned above, the proposed use is not recommended in this area.

Summary of Analysis: *The proposed land use is not recommended by the Plan. However, this property is an enclave parcel completely surrounded on all sides by the City of Westminster and City and County of Broomfield. All impacts associated with this rezoning, both positive and negative, would be to these jurisdictions and they do not object to this proposal.*

- 2. Physical Constraints:** The Comprehensive Master Plan describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat.

Areas of Conformance:

a. Geologic Hazards & Constraints

The Plan discourages development in geologic hazard areas. Development proposals should address how geologic constraint areas will be mitigated.

This rezoning application was referred to the County Geologist, who responded that the site is not located within a zoned or unzoned geologic hazard area.

b. Floodplains:

The Plan prioritizes ensuring development activities in or around Floodplains mitigates impacts to life and property.

The subject property is not within or near a floodplain.

Summary of Analysis: *The proposed development would not aggravate, accelerate, or increase the level of risk from natural or man-made hazards.*

3. **Community Resources:** The Community Resources chapter contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.

Areas of Conformance:

a. Air, Light, Odor, and Noise:

The Plan encourages the effective management of air quality and the impacts of light, odor, and noise.

The North Plains Area Plan recommends this property for Limited Commercial. This could allow uses such as medical and general offices, restaurants (without drive-throughs) and retail businesses of up to 5,000 square feet. Staff acknowledges the light, noise and traffic impacts from these uses could exceed what could be generated by indoor self-storage or warehousing, and certainly more than residential uses. Staff does have concerns with the height and massing of the structure, which is discussed below.

Areas of Non-Conformance:

a. Visual Resources

The Plan recommends protecting the visual resources of the County, mitigating the visual impact of new development in visually sensitive areas, maintaining key views to the mountains, and integrating development into the natural environment.

The ODP allows height of up to 37 feet, and also exempts architectural features, such as roof elements, from these height restrictions. The elevation indicated on the ODP as well as a preliminary Site Development Plan shows the self-storage building being at least 250 feet in length and 85 feet in width. With a building footprint of approximately 22,000 square feet, this is significantly larger than the surrounding buildings in the immediate vicinity, although staff does recognize there is a "big box" type store approximately 900 feet to the east. Staff notes, however, that this large retailer does not abut existing residences, is set back significantly from 120th Ave, it is located on Sheridan Blvd, an arterial street, and is only one story in height. Self-storage, by contrast, is designed to maximize storage units – meaning more units on the land with significant impervious surfacing, multiple levels, limited landscaping and less parking, resulting in a high floor area ratio and potentially massive buildings. This would be mitigated somewhat, as the proposed ODP does locate up to eight single family residences behind the self-storage to the south and directly adjacent to the existing single family residences on comparable lot sizes. Staff believes this arrangement would help provide a transition between the existing residential neighborhood to the south and the larger commercial buildings to the north. Although Staff has concerns with the height and the massing of the building, both the City of Westminster and the City and County of Broomfield have stated they have no objections to the

proposal and support the architecture. Also, the City and County of Broomfield will be providing the water and sewer for this development. Broomfield has already stated a condition of providing services will be their approval of a site development plan. Subsequently, Staff does not object to the design.

Summary of Analysis: Staff agrees a self-storage could produce less air, noise and light impacts than some of the recommended commercial uses. Staff does have concerns with the scale and massing of the building, but supports the proposal given the bordering municipalities do not object and Broomfield will require City Council approval of design drawings.

4. **Infrastructure, Water & Services:** The applicable elements of this chapter include Transportation, Water and Wastewater, and Services.

Areas of Conformance:

a. Transportation

A goal of the CMP is to ensure that the Transportation System will have the capacity to support future population growth while maintaining an acceptable level of service.

The subject site has access from 120th Avenue frontage road, a road maintained by the City and County of Broomfield. The applicant has submitted a traffic analysis which indicates approximately 218 weekday trips would be generated by the self-storage, and approximately 294 weekday trips would be generated by the single family residences. The analysis indicates there would be no decline in Level of Service (LOS).

Although more traffic would be generated than if the site were developed under the existing A-2 Zone District, it could be significantly less than if the site were developed with some of the commercial uses recommended by the Plan. At the time of Site Development Plan, the applicant will be required to obtain access from the City and County of Broomfield. Planning Engineering, Transportation and Engineering, the City of Westminster and the City and County of Broomfield have not expressed concerns regarding traffic.

b. Water & Wastewater

A goal of the CMP is to ensure existing services are sufficient for proposed new development.

The subject property will be served by the City and County of Broomfield. Broomfield has stated that if the rezoning is approved, a utility services agreement will be arranged, and part of this will require City Council approval of a subsequent Site Development Plan.

Stormwater runoff will be addressed at the time of the Site Development Plan, and will be required to meet the standards of the Jefferson County Storm Drainage Design and Technical Criteria Manual. This includes employing runoff reduction practices, water quality and control, Best Management Practices, and controlling mosquito and vector-borne related diseases such as West Nile Virus.

Summary of Analysis: The rezoning proposal to allow for the mini-warehouse storage facility would comply with the Plan's goals for this chapter.

COMPATIBILITY:

Staff believes the proposed rezoning could be compatible with allowed and existing land uses in the general vicinity of the project area. The traffic, noise and lighting impacts could be less than could result from the Plan recommendations, and the rezoning would require single family residential to border the adjacent residences to the south within the City of Westminster. Also, the City and County of Broomfield will require City Council approval of the subsequent Site Development Plan as a condition of providing of service to the property. Therefore Staff believes any resulting development would be compatible for the surrounding jurisdictions.

SUMMARY OF STAFF POSITION:

Staff supports this request. As mentioned throughout this Staff report, although the property is recommended for Limited Commercial, it is an enclave property surrounded on all sides by other jurisdictions, and they have expressed they do not object to the proposal. In addition, the final design of both the self-storage and any of the single family residences will have to be approved by the City and County of Broomfield as a condition of provision of services.

PLANNING COMMISSION:

Planning Commission Recommendation (Resolution Dated March 30, 2016 Attached):

Approval	_____
Approval with Conditions	<u> X (5-0) vote </u>
Denial	_____

This case was scheduled to be heard by the Planning Commission on March 23, 2016. The March 23, 2016 hearing was cancelled due to adverse weather, thus the case was heard on March 30, 2016.

The case was scheduled on the consent agenda for the Planning Commission hearing. The case remained on the consent agenda and was not removed for discussion.

The Planning Commission approved an exception to the Comprehensive Master Plan, thus allowing residential, warehousing and self storage uses where Limited Commercial uses are recommended.

FINDINGS/RECOMMENDATIONS:

Staff recommends that the Board of County Commissioners find that:

1. **The proposal is in general conformance with the Comprehensive Master Plan because it meets all applicable sections of the Plan policies, except for the land use policies pertaining to Limited Commercial, for which the Planning Commission approved a Plan Exception;**
2. **The proposed land would be compatible with existing and allowable land uses in the surrounding area because Limited Commercial is recommended, which could create impacts greater than the proposed use, and the bordering municipalities do not object to this proposal; and**
3. **The proposed land uses would not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.**

AND;

Staff recommends that the Board of County Commissioners APPROVE Case No. 15-122995RZ subject to the following condition:

1. Recordation of a revised Official Development Plan in accordance with the red-marked print dated April 12, 2016.

COMMENTS PREPARED BY:

A handwritten signature in black ink, appearing to read "Alan Tiefenbach", with a long horizontal flourish extending to the right.

Alan Tiefenbach, Planner
April 5, 2016

Jefferson County Land Use Case Management

CASE DATES SUMMARY

Case Number: **15-122995RZ** Case Type: **Rezoning**

Pre-application Meeting Date: **April 15, 2015**

Community Meeting Date: **July 1, 2015**

Applicant Makes Complete Submittal: **September 28, 2015**

Case Sent on First Referral: **September 28, 2015**

All Responses Provided to Applicant: **October 30, 2015**

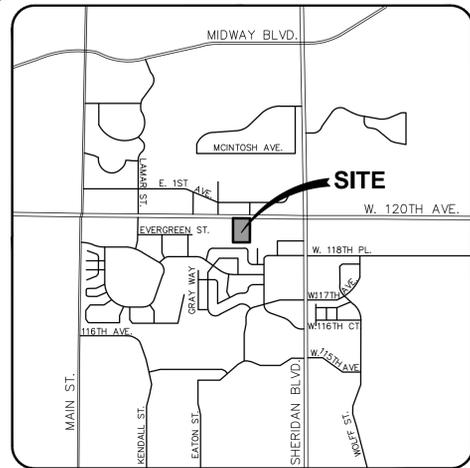
Applicant Makes Second Submittal: **January 19, 2016**

Case Sent on First Referral: **January 19, 2016**

All Responses Provided to Applicant: **February 5, 2016**

Determination That Case Should Proceed to Hearing: **February 5, 2016**

County Staff Determination: **X** Applicant's Request: **X**



VICINITY MAP
1"=2000'

WRITTEN RESTRICTIONS

PERMITTED USES

- LAND USE AREA 1:
 - INDOOR WAREHOUSING, STORAGE AND SELF-STORAGE;
 - MEDICAL AND DENTAL OFFICES AND CLINICS;
 - BUSINESS AND PROFESSIONAL OFFICES; AND
 - LABORATORY, INCLUDING EXPERIMENTAL OR TESTING AND OTHER RESEARCH, EXCEPT THOSE INVOLVED IN ANY HAZARDOUS PROCESS, OR THAT EMIT NOXIOUS NOISE, DUST, FUMES OR ODOR.
- LAND USE AREA 2:
 - SINGLE-FAMILY DWELLINGS.

ACCESSORY USES

- LAND USE AREA 1:
 - SINGLE-FAMILY DWELLING AS AN ON-SITE CARETAKER UNIT ACCESSORY TO INDOOR WAREHOUSING, STORAGE AND SELF-STORAGE;
 - SALE OF RETAIL EQUIPMENT, SUPPLIES AND MATERIALS ACCESSORY TO INDOOR WAREHOUSING, STORAGE AND SELF-STORAGE;
 - CONSTRUCTION TRAILERS DURING CONSTRUCTION, NOT TO EXCEED TWO YEARS; AND
 - CUSTOMER AND EMPLOYEE PARKING OF OPERABLE MOTOR VEHICLES.
- LAND USE AREA 2:
 - PRIVATE GARAGE, MINI-STRUCTURE, STORAGE SHED;
 - PRIVATE BUILDING OR KENNEL FOR DOGS, CATS OR SIMILAR DOMESTIC PETS; AND
 - HOME OCCUPATIONS PROVIDED THE REQUIREMENTS AND CONDITIONS OF THE BOARD OF ADJUSTMENT OR THE HOME OCCUPATION SECTION OF THE JEFFERSON COUNTY ZONING RESOLUTION HAVE BEEN MET.

LOT STANDARDS

- LAND USE AREA 1:
 - MINIMUM AREA REQUIREMENTS: 1 ACRE
 - MAXIMUM NUMBER OF LOTS: ONE (1)
 - MINIMUM BUILDING SETBACKS FROM:
 - FRONT: 50 FEET
 - SIDE: 30 FEET
 - REAR: 20 FEET
 - MINIMUM LANDSCAPED/OPEN AREA (INCLUDING DETENTION POND): 20% OF SITE
- LAND USE AREA 2:
 - MINIMUM LOT SIZE: 7,500 SQUARE FEET
 - MAXIMUM NUMBER OF LOTS: EIGHT (8)
 - MINIMUM BUILDING SETBACKS FROM:
 - FRONT: 20 FEET
 - SIDE: 5 FEET ON EACH SIDE
 - REAR, SINGLE-FAMILY: 20 FEET
 - REAR, GARAGE OR OTHER ACCESSORY STRUCTURE: 5 FEET

BUILDING STANDARDS

- LAND USE AREA 1:
 - MAXIMUM BUILDING HEIGHT *: 37 FEET
 - MAXIMUM BUILDING FOOTPRINT, AS PERCENTAGE OF SITE: 51%
*BUILDING HEIGHT IS MEASURED FROM THE AVERAGE BUILDING PERIMETER GRADE POINT, BUT THE HEIGHT LIMITATION DOES NOT APPLY TO CHIMNEYS, ROOFTOP MECHANICAL, AND ARCHITECTURAL DESIGN FEATURES.
- LAND USE AREA 2:
 - MAXIMUM BUILDING HEIGHT
 - PRIMARY STRUCTURE: 35 FEET
 - OTHER ACCESSORY STRUCTURE: 25 FEET

ARCHITECTURAL STANDARDS

- LAND USE AREA 1: ALL BUILDINGS SHALL CONFORM TO THE ARCHITECTURAL STANDARDS SET FORTH IN THE JEFFERSON COUNTY ZONING RESOLUTION EXCEPT AS MODIFIED BY THIS ODP. THE MATERIALS FOR THIS DEVELOPMENT SHALL CONSIST OF MATERIALS THAT EITHER RESEMBLE OR ARE THE NATURAL MATERIALS OF BRICK, STUCCO, STONE, SLATE, MASONRY, GLASS AND OTHER SIMILAR MATERIALS. BUILDING MATERIAL COLORS SHALL BE LOW-REFLECTANCE SUBTLE, NEUTRAL OR EARTH-TONE IN COLOR. BUILDINGS LONGER THAN 75 FEET IN LENGTH SHALL USE DESIGN FEATURES TO BREAK UP THE FACADE OF THE BUILDING TO GIVE THE APPEARANCE OF MULTIPLE BUILDINGS.
[SEE EXAMPLE ELEVATIONS TO THE RIGHT.]
- LAND USE AREA 2: ALL BUILDINGS SHALL CONFORM TO THE ARCHITECTURAL STANDARDS SET FORTH IN THE SECTION 21, RESIDENTIAL - ONE B OF THE JEFFERSON COUNTY ZONING RESOLUTION.

PARKING STANDARDS

- LAND USE AREA 1:
 - FOR INDOOR WAREHOUSING STORAGE AND SELF-STORAGE, 1 SPACE PER 10,000 SQUARE FEET OF GROSS BUILDING SQUARE FOOTAGE AND 2 LOADING SPACES; ADDITIONAL LOADING SPACES ARE PERMITTED AND WILL COUNT TOWARDS THE MINIMUM PARKING SPACES REQUIRED BY THE RATIO; HANDICAPPED SPACES PROVIDED AS REQUIRED BY APPLICABLE LAW.
 - FOR ALL OTHER PERMITTED USES, PARKING AND LOADING SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE JEFFERSON COUNTY ZONING RESOLUTION.
- LAND USE AREA 2: PARKING SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN SECTION 21, RESIDENTIAL - ONE B OF THE JEFFERSON COUNTY ZONING RESOLUTION.

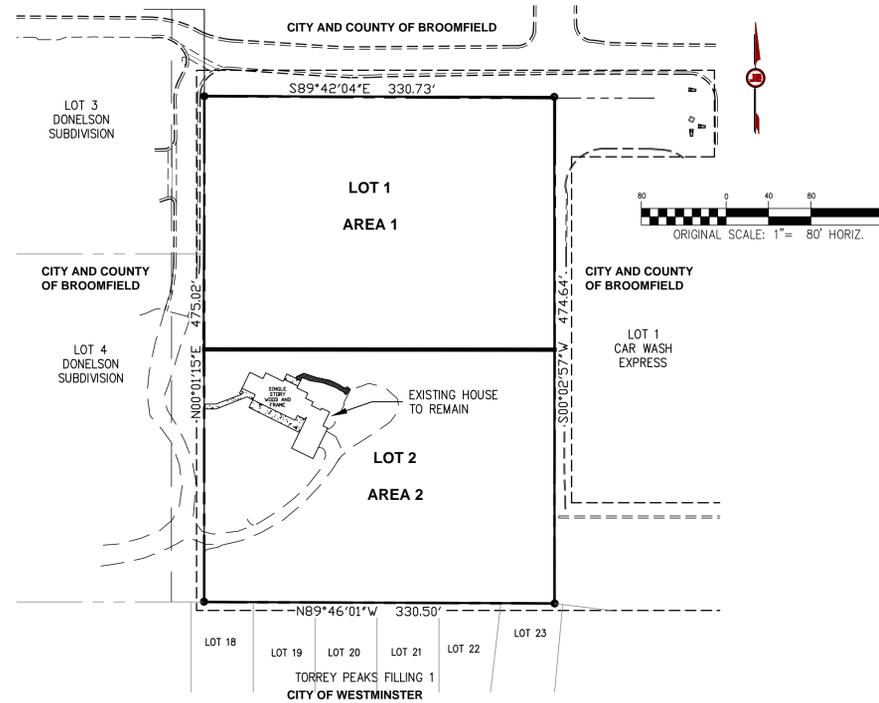
FENCING, LANDSCAPING, SIGNAGE AND LIGHTING

- LAND USE AREA 1: SECURITY FENCING CAN BE UP TO 8 FEET HIGH. FENCING SHALL CONSIST OF WROUGHT IRON FENCING WITH BRICK MASONRY COLUMNS. LIGHTING SHALL BE DIRECTED AND DOWNCAST AND SHALL NOT EXTEND BEYOND PROPERTY LINES. LIGHT SOURCES VISIBLE FROM RESIDENTIAL HOMES SHALL BE SHIELDED. LANDSCAPING AND SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE JEFFERSON COUNTY ZONING RESOLUTION.
- LAND USE AREA 2: FENCING, LANDSCAPING, SIGNAGE AND LIGHTING SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN SECTION 21, RESIDENTIAL - ONE B OF THE JEFFERSON COUNTY ZONING RESOLUTION.

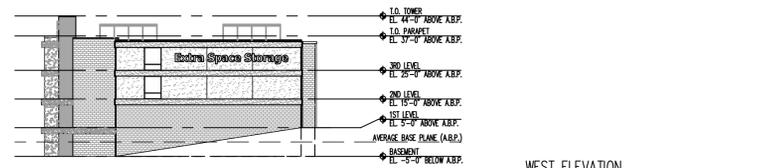
EXTRA SPACE STORAGE OFFICIAL DEVELOPMENT PLAN 5702 WEST 120TH AVENUE

LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH,
RANGE 69 WEST 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

9/21/2015
SHEET 1 OF 1



CONCEPTUAL ELEVATIONS



WEST ELEVATION



NORTH ELEVATION

TITLES AND NAMES:

- OFFICIAL DEVELOPMENT PLAN PREPARED BY:
JēHN ENGINEERING
5690 WEBSTER STREET
ARVADA, CO 80002
PHONE (303) 423-6036
AND
STUDIO DH ARCHITECTURE
1300 JACKSON STREET, SUITE 200
GOLDEN, CO 80401
PHONE (303) 458-9665
- DATE PREPARED: 09/21/15
- DATE REVISED: 3/1/2016
- OFFICIAL DEVELOPMENT PLAN TITLE: EXTRA SPACE STORAGE OFFICIAL DEVELOPMENT PLAN
- OWNER: HORNE STORAGE DEVELOPMENTS, LLC

CASE NUMBER: 15-122995RZ

MAP NUMBER: 1



STATEMENT OF INTENT:

THIS OFFICIAL DEVELOPMENT PLAN IS INTENDED TO DESIGN LAND USES WITHIN THE PROPERTY THAT ARE COMPATIBLE WITH THE SURROUNDING LAND USES WITHIN THE CITY AND COUNTY OF BROOMFIELD AND THE CITY OF WESTMINSTER IN A MANNER THAT IS CONSISTENT WITH THE REQUIREMENTS AND STANDARDS OF JEFFERSON COUNTY, COLORADO.

LEGAL DESCRIPTION:

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,

EXCEPT THE NORTH 185.00 FEET THEREOF CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, BY INSTRUMENT RECORDED IN BOOK 1633 AT PAGE 200.

COUNTY OF JEFFERSON, STATE OF COLORADO.

COUNTY COMMISSIONERS CERTIFICATE:

THIS OFFICIAL DEVELOPMENT PLAN, TITLED _____ WAS AP-
PROVED THE _____ DAY OF _____, 20____, AND IS ACCEPTED BY THE BOARD
OF COMMISSIONERS THIS _____ DAY OF _____, 20____.

BOARD OF COUNTY COMMISSIONERS:

CHAIRMAN _____

CLERK _____

CLERK AND RECORDER'S CERTIFICATE:

THIS OFFICIAL DEVELOPMENT PLAN, TITLED _____ WAS AP-
ACCEPTED FOR FILING IN THIS OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY
AT GOLDEN, COLORADO ON THIS _____ DAY OF _____, 20____
AT _____ O'CLOCK _____ M.

By: _____
JEFFERSON COUNTY CLERK RECORDER DEPUTY CLERK

APPLICABILITY STATEMENT:

EXCEPT AS EXPRESSLY PROVIDED OTHERWISE IN THIS OFFICIAL DEVELOPMENT PLAN, DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO THE JEFFERSON COUNTY ZONING RESOLUTION IN EFFECT AT THE TIME OF PLATTING AND BUILDING PERMIT APPLICATION.

OWNER'S CERTIFICATE:

WE, STEPHEN L. PORTER AND GEORGIA A. HOLMES, AS INDIVIDUALS, AS OWNERS OF THE LAND AFFECTED BY THIS PLANNED DEVELOPMENT, ACCEPT AND APPROVE ALL CONDITIONS SET FORTH HEREIN.

OWNERS:

BY: _____
STEPHEN L. PORTER

BY: _____
GEORGIA A. HOLMES

NOTARY PUBLIC:

COUNTY OF _____)
STATE OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015,
BY STEPHEN L. PORTER AND GEORGIA A. HOLMES, AS INDIVIDUALS.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

NO.	REVISIONS	DATE	BY
1	ADDED CASE NUMBER	2/9/16	EC
2	BUILDING HEIGHT CHANGE	3/1/16	EC



Case No. 15-122995RZ

Legal Description

Street Location of Property 5702 West 120th Avenue

Is there an existing structure at this address?

Yes X No _____

Type the legal description and address below.

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,

EXCEPT THE NORTH 185.00 FEET THEREOF CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, BY INSTRUMENT RECORDED IN BOOK 1633 AT PAGE 200.

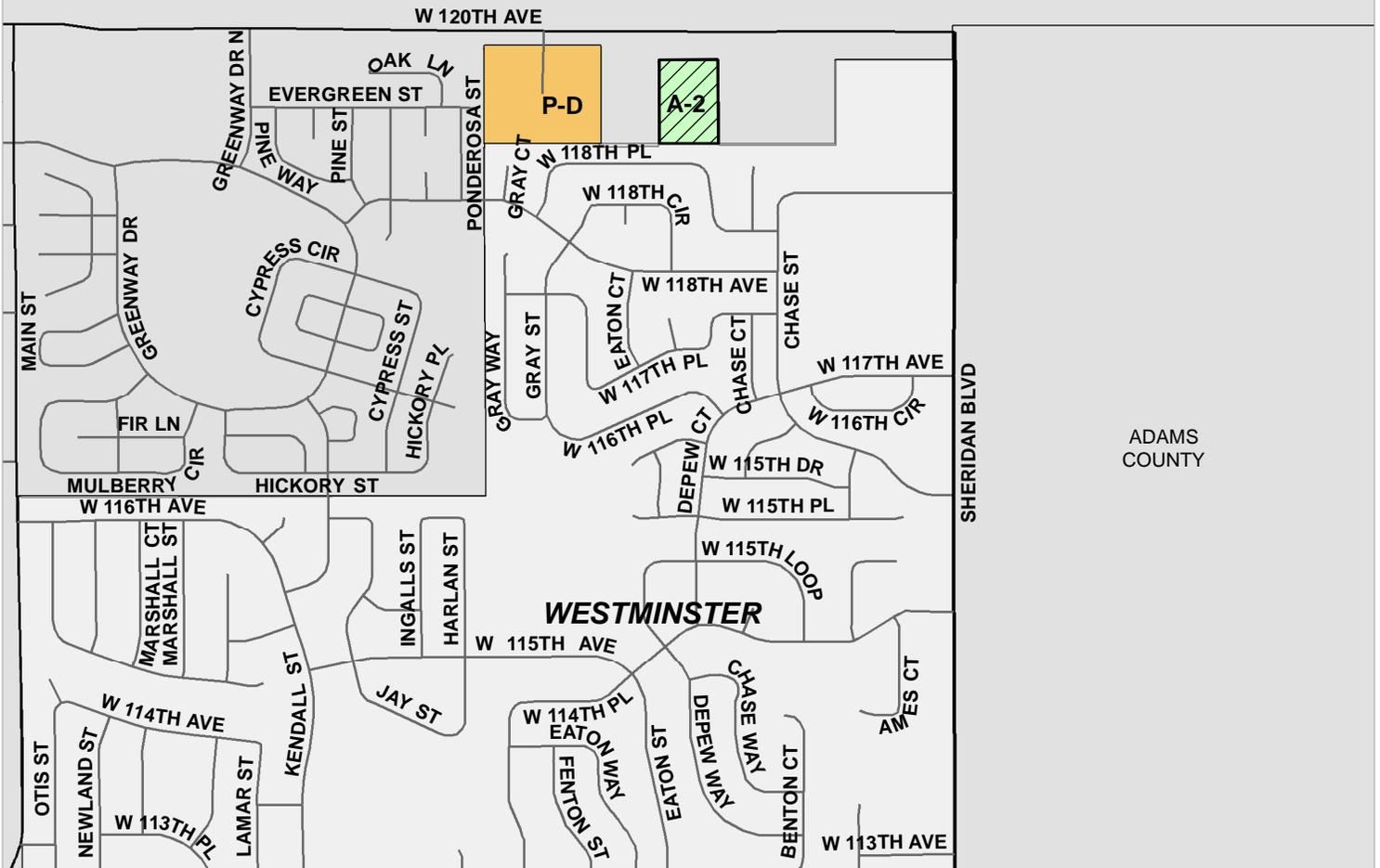
COUNTY OF JEFFERSON, STATE OF COLORADO.

Advise of Ortho Map No. 1 Section 1 Township 2 S. Range 69 W.

Calculated Acreage 5.0 Acres Checked by: Ben Hasten

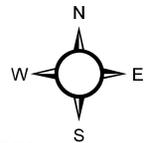
Address Assigned (or verified) 5702 West 120th Avenue

BROOMFIELD COUNTY



ADAMS COUNTY

Case Number: 15-122995RZ
Location: Section 1, T2S, R69W

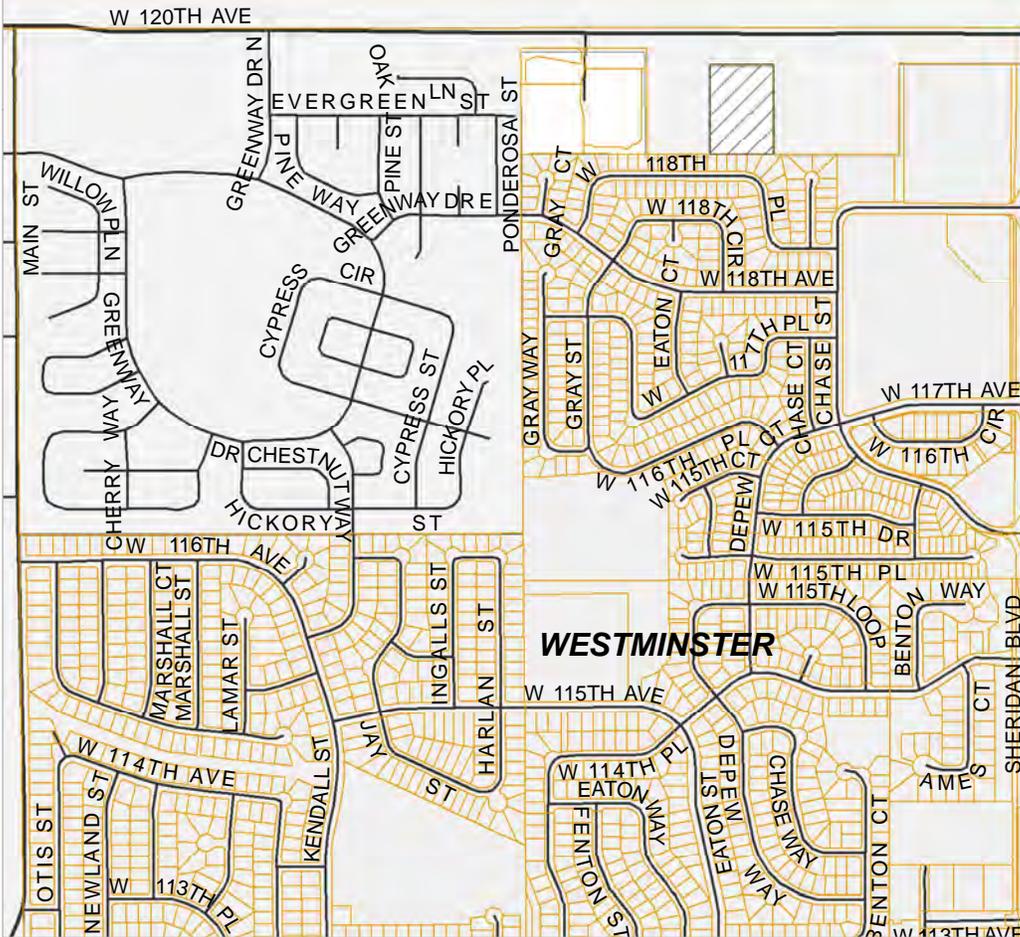


1,000 0 1,000 2,000 Feet



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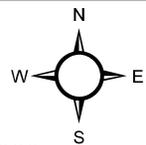
BROOMFIELD
COUNTY



ADAMS
COUNTY

WESTMINSTER

Case Number: 15-122995RZ
Location: Section 1, T2S, R69W



1,000 0 1,000 2,000 Feet



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Planning Director
City and County of Broomfield

-
-
ELECTRONIC REFERRAL

-
JEFFERSON COUNTY, COLORADO

Documents related to a Rezoning have been submitted to Jefferson County Planning and Zoning. This case is now beginning the first part of the process. Please review the specific electronic documents related to the first submittal found [here](#). Comments on the first should be submitted via e-mail to the case manager by the due date below.

Case Number: 15-122995RZ

Case Name: Extra Space Storage Official Development Plan

Address: 5702 W. 120th Ave

General Location: SW of Sheridan Blvd / W. 120th Ave intersection

Case Type: Rezoning

Type of Application: **To rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow self storage and Office Uses.**

Case Manager: Alan Tiefenbach

Comments Due: Oct 19, 2015

Case Manager Contact Information: atiefenb@jeffco.us 303-271-8738

Additional information related to this case can be viewed [here](#). Some of the links on this page that may be helpful are the links to the case file (public documents), to the Jeffco mapping system (jMap) and to the case tracking system (general application details).

<u>Jeffco:</u>	<u>External:</u>	<u>HOA:</u>
Building Safety Open Space Cartography Addressing Geologist T&E Public Health Zoning Administration Planning Engineering Long Range Road and Bridge 1	Xcel Comcast Century Link CDOT Apex Park and Rec District N. Metro Fire Protection Dist. Diana Kjelshus - City of Broomfield	Jefferson County Horseman's Assoc.

10/15/2015

Alan Tiefenbach
Planner
Jefferson County Planning and Zoning
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

Re: 5702 W 120th Avenue Storage Building Height

Alan,

For your review, I am offering the following background related to the building height of the proposed storage facility at 5702 W 120th Ave.

The proposed building height is forty (40) feet. The method for measurement is a vertical distance from the average grade at the building perimeter to the top of the parapet (not the roof). In this case, the average grade is 5 feet above the lowest floor of the building. We are proposing to allow for rooftop mechanical equipment, stair extensions, and unique architectural features to be exceptions to the 40 foot height limitation.

The proposed height limitation of 40 feet is intended to fit within the context of adjacent existing developments. The following comment is from the City and County of Broomfield's Planning Director.

Height of building: Sub-Area Plan standards achieve building heights as a transition from adjacent structures. Heights of structures on the south side of 120th in this area include the General office building at 5760 West 120th Avenue at a height of 38 feet and the Car Wash structure at 5560 West 120th Avenue at 33 feet. The proposed storage facility has a height of 52 feet. Ways to reduce the height of the facility needs to be analyzed to bring it closer to the 40 foot mark (possibly higher to include screening/parapet).

Broomfield shares the County's commitment to keep the proposed building height within the context of nearby buildings and has expressed a desire to keep the building height close to 40 feet given the height of adjacent buildings at 33 and 38 feet. Since this comment was made, we have reduced the height of the building by 12 feet to 40 feet with the exception of an architectural expression (about 20 feet wide) used to identify the building entry.

The site slopes up significantly from the front (north) to the rear (south) by an average of about 15 feet. Therefore, from the property to the south, the building will be roughly 25' above its grade.

Hopefully, this is helpful to understand the proposed building height within its context. Please let me know if you have any questions regarding this issue.

Sincerely,



Brad Haswell, President

MEMORANDUM

TO: Alan Teifenbach, Case Manager
FROM: Sean Madden, Civil Planning Engineering
DATE: October 23, 2015

RE: 15-122995RZ; Pre-Application for Rezone – 5702 W. 120th Avenue

These comments have been based upon the application package and the requirements of the Jefferson County Land Development Regulation (LDR), the Jefferson County Zoning Resolution (ZR), the Jefferson County Storm Drainage Design and Technical Criteria (Storm Drainage Criteria) and the Jefferson County Roadway Design Manual (Roadway Manual).

REZONING COMMENTS

- 1. Site Development Plan: The applicant needs to be aware that prior to the issuance of a building permit, a Site Development Plan Approval is required; please see the Zoning Resolution, Section 1.1 for more detail on the requirements for the Site Development Plan.
- 2. Plat: The applicant needs to be aware that prior to building permit and/or lot sale a Plat is required in conformance with the Land Development Regulation.

PRELIMINARY AND FINAL PLAT and/or SITE DEVELOPMENT PLAN COMMENTS

PRELIMINARY AND FINAL PLAT DOCUMENT

- 1. Preliminary and Final Plat Content: The Preliminary and Final Plat should include all information required in the LDR Section 6.
- 2. Public Streets/Roads, Right of Way Dedication: Right-of-way dedication is required for adjoining, internal and connecting public streets/roads in accordance with the following table: (LDR 15.A.1.a)

Classification	Width (feet)	Street/Road Name
Freeway/Parkway	200	
Principal Arterial Street, above 25,000 ADT	130	
Minor Arterial Street, 10,000 to 25,000 ADT	100	
Collector Street, 1,000 to 10,000 ADT	37* or 50	120 th Avenue Frontage Street
Local Street, below 1,000 ADT	36* or 50	
Principal Arterial Road	100	
Minor Arterial Road	70	
Collector Road, above 1,000 ADT	50	
Local Road, below 1,000 ADT	50	
Cul-de-sac turn-around	45 radius	

* For templates with detached sidewalks only additional sidewalk sign and maintenance easements are required.

- a. Adjoining Right-of-Way: This project adjoins 120th Avenue Frontage Street. 120th Avenue Frontage Street is classified as a Collector street/road on the Major Thoroughfare Plan. Dedication of right-of-way will be required adjoining the subject property measured 25 feet on either side from the centerline of the street/road if not previously dedicated. The centerline of the existing street/road and proposed right-of-way or the boundaries and recording information of previously dedicated right-of-way shall be shown. (LDR Section 15.A.1.a(1) and LDR Section 15.A.1.a(4))
- b. Existing Right-of-Way: Previously dedicated rights-of-way shall be shown, with the book and page or reception numbers of the recorded deeds noted. If right-of-way for [street/road name] adjoining this property has not been dedicated, this information shall be noted on the survey. (LDR Section 8.D.9)

2. Private Street/Road Easements: Dedication of an emergency access easement across the interior and exterior private access drives is required. The on-site private access drives shall be a minimum of 25 feet wide and labeled as a "Utility and Drainage Easement and Private Access Drive" (LDR Section 15.A.1.a.(2)). Also, the plat dedication shall include the private access drive dedication.(LDR Section 8.F.2.c).
3. Public Street/Road Intersections: Property line corners at street intersections shall be rounded at the intersections by a 30-foot radius (LDR Section 15 A.1.a.(5)).
4. Private Street/Road Intersections: Private street easement(s) shall be rounded at the intersection(s) by a 30-foot radius (LDR Section 15 A.1.a.(5)).
5. Notes: Notes and restrictions regarding access, grading, drainage, floodplains and maintenance shall be placed on the Site Plan in accordance with the LDR and Zoning Resolution and as required by the Planning and Zoning Division.
6. Non-Buildable Areas: Non-buildable areas should be fully dimensioned and tied to reference points and be shown by a fine, continuous line (LDR Section 8.D.12). Such areas include the proposed 100-year floodplain, areas deemed by the Geologic Report as "non-disturb" or "non-build" and rock outcrops (LDR Section 14.A.2).
7. Drainage Easements: Drainage easements are required to be dedicated to the County and state that the County has the right of access on the easements which shall be kept clear of obstructions to the flow and/or obstructions to maintenance access (Section 3.3.9 of the Jefferson County Storm Drainage Design and Technical Criteria). Easements shall be dedicated according to the following:

DRAINAGE FACILITY	DRAINAGE EASEMENT WIDTH
1. Storm Sewer/Subsurface Groundwater Collection System Mains /Interceptor Underdrains (a) less than 36" dia. (b) equal to or greater than 36" dia.	20' Twice the pipe invert depth with sewer placed within the middle third of the easement (minimum width = 20')
2. Open Channel/Swales (a) Q_{100} less than 1 cfs (b) Q_{100} greater than or equal to 1 cfs and less than or equal to 20 cfs (b) Q_{100} greater than 20 cfs	5' minimum 15' minimum 15' minimum (Must accommodate Q_{100} plus one foot of freeboard)
3. Detention/Retention/Water Quality Ponds	As required to contain storage and associated facilities plus adequate maintenance access to the pond and around perimeter.
4. Along Side Lot Lines for single-family residential subdivisions as required.	The easement will be a minimum of 5' in width, centered on the lot line.

Dedication of easements to the County is required for all pipes, channels, swales and other drainage appurtenances and facilities (including those located on adjoining property).

8. Landscaped Strips: A landscaped strip shall be preserved adjacent to all freeways, arterials and collector streets in accordance with the following: (ZR Section 15.F.1.a)

Street Classification	Landscaped Strip Width	Street Name
Freeway	30 feet	
Arterial/Parkway	20 feet	
Collector	10 feet	120 th Frontage Street

9. A copy of the Exhibit "A" subject to the requirements of Section 33 of the LDR should be submitted. The Exhibit "A" must also include but is not limited to:
 - a. Private streets/roads
 - b. Water and sewer facilities. Note: If the water and sanitation district assure the County in writing that it can guarantee the water and sewer system improvements, the plans do not need to be submitted and the water and sewer facilities do not need to be placed on the Exhibit "A".
 - c. Drainage improvements
 - d. Any quantities for rotomilling and asphalt patching necessary to make utility connections. {only for asphalted County maintained roads}
 - e. Traffic signs (stop)
 - f. Phased Grading Erosion and Sediment Control
10. Quantities shall be in groups that reference specific street/road names or other identifiable subdivision features. For more Information please see the standard format at http://jeffco.us/jeffco/planning_uploads/apps_handouts/exhibit_a.pdf
11. Separate line item[s] shall identify the quantities and costs for those improvements when the developer will provide cash in lieu of construction.
12. A separate Exhibit "A" for landscaping, if required, needs to be submitted to and be approved by Planning and Zoning.

ENGINEERING DESIGN STANDARDS

Circulation (Horizontal and Vertical Control)

1. Street Repair After Utility Connections: The applicant will be responsible for guaranteeing and completing any rotomilling and asphalt patching on street/road necessary to complete utility connections. Refer to the Exhibit A comment section for additional information.
2. Street Template Requirements: The proposed public street/road will need to be constructed to meet current [street class] street/road template standards. See Template [x] in the Roadway Design and Construction Manual.
3. Public Street Road Improvements-Adjoining Collector: The applicant will be responsible for improving the adjacent one-half of 120th Avenue Frontage Street to current local [collector] template standards, which may include adjusting, reconstructing, and providing a pavement overlay to the existing cross-section, if substandard (LDR Section 15 A.1.e.(2)).
4. Intersection Design: The following needs to be revised at the proposed intersection. (AASHTO vehicle classifications are in parenthesis)

A computer analysis for design vehicles outlined below: (local\local and low volume local/collector street/road intersections City Transit Bus (City-Bus) and the Fire Districts Largest Truck). Collector/collector intersections and collector/arterial intersections Interstate Semi Trailer (WB-20[WB-67])

Allowable lane encroachment is outlined in the attached table.

- a. ADA curb ramps at all intersection corners in accordance with Standard 5 of the Roadway Manual.
- b. Refuge Islands are required at the Arterial-Arterial (Parkway) Intersection) in accordance with Figures (8-18) or (8-19) of the Federal Highway Administration Pedestrian Circulation Chapter.
- c. The slopes at the intersection must be in accordance with Section 3.5.2 of the Roadway Design and Construction Manual.
- d. Dual left turn lanes must be designed for design vehicles Interstate Semi Trailer (WB-67) on the outside lane **and** Single Unit Truck (SU-30) on the inside lane.
- e. Please make the additional changes as outlined in the enclosed redlines.

5. Guardrail Requirements: In locations where guardrail is required for public or private roads, design shall be in accordance with the current American Association of State Highway and Transportation Officials (AASHTO). Guardrail locations shall be shown on the construction plans. (LDR Section 15 1.b.(1))
6. Private Street Design: Private streets (any access serving more than one lot and non-residential driveways; existing and proposed, interior and exterior to the development) will need to be constructed to meet the requirements of Section 3.7.8.2 of the Roadway Manual. [LDR Section 15 A.1.b.(2)(a), all streets within and adjoining the proposed subdivision, and all streets connecting the proposed subdivision with other county, state or city paved streets shall be paved.] Pursuant to LDR Section 15 A.1.b.(2)(e). The requirements include the following:
 - a. Turnarounds must be provided at the ends of private streets that exceed 150 feet in length. Additionally, turnouts must be provided every 150 feet along private streets with a total width of less than 20 feet. If the narrower template is used on a corner it is likely widening will be needed on the corner in order for larger vehicles to make the turn. Please see the attached design table for more information.
 - b. Approaches to public streets (and modifications to the private street approaches) shall meet the requirements of Standard 9 of the Roadway Manual.
 - c. *Minimum horizontal curve radius is 30 feet (Section 3.7.8.2.1 of the Roadway Manual).
 - d. Maximum grade shall be in accordance with Section 3.7.8.2.4 of the Roadway Manual.
 - e. Private street width shall be in accordance with paragraph 3.7.8.2.2 of the Roadway Manual.
 - f. Curb and gutters or ditches shall be provided for subdivisions in the plains areas in accordance with LDR Section 15 A.3.
 - g. Sidewalks shall be provided for subdivisions in the plains area in accordance with LDR Section 15 A.4.

* Please be aware that most fire truck's turning radii varies from 40 to 50 feet. Please check with the Fire Protection District for the latest design vehicle dimensions and turning radius. In most cases, the minimum 30-foot radius will not be adequate for fire trucks, trash trucks and moving trucks. Minimum turning radius for trash trucks and moving trucks are available in Exhibit 2-2 in AASHTO: a Policy on Geometric Design of Highways and Streets.
20. Driveway Design: Driveways (both existing and proposed) exceeding 50 feet existing or proposed in length will need to be constructed to meet the requirements of Section 3.6.8.1 of the Roadway Manual. The requirements include the following:
 - a. Turnarounds must be provided at the ends of private driveways that exceed 150 feet in length (Section 3.6.8.1.5 of the Roadway Manual).
 - b. Approaches to public streets (and modifications to the private driveway approaches) shall meet the requirements of Standard 9 of the Roadway Manual.
 - c. *Minimum horizontal curve radius is 30 feet (Section 3.6.8.1.1 of the Roadway Manual).
 - d. Maximum grade shall be in accordance with Section 3.6.8.1.3 of the Roadway Manual.
 - e. Driveway width shall be a total width of 14 feet including 10-foot all-weather surface (Section 3.6.8.1.2 of the Roadway Manual).

* Please be aware that most fire truck's turning radii varies from 40 to 50 feet. Please check with the Fire Protection District for the latest design vehicle dimensions and turning radius.
21. Non-Residential Driveway Design: Non-residential driveways will need to be constructed to meet the requirements of Section 3.6.8.2 of the Roadway Manual. The requirements include the following:
 - a. Turnarounds must be provided at the ends of driveways that exceed 150 feet in length. As an alternative to this standard, the applicant can submit written evidence from the governing Fire Protection District approving the circulation in the parking area.
 - b. Approaches to public streets/roads [and modifications to the private street/road approaches] shall meet the requirements of Standard 9 in the Roadway Manual.
22. Parking Lot Design: All off-street parking and loading must meet the standards in Section 14 of the Zoning Resolution. The requirements include the following.

- a. ADA Parking Requirements: Please show the ADA parking spaces on the grading plan. The grading plan also needs to show that the maximum longitudinal slope on the ADA parking spaces is 2%.
 - b. Parking Setbacks: The grading plan shows parking within the 6 foot parking setback. All parking spaces and loading areas shall be placed a minimum of 6 feet from any property line (Section 14.E.1 Zoning Resolution).
 - c. Parking Lot Paving: All parking and loading facilities in the plains shall be concrete or asphalt and all facilities in the mountains servicing more than 150 trips per 24 hours shall be surfaced with concrete or asphalt (Section 14.E.7.a Zoning Resolution). Please include a typical parking lot paving detail in the plans.
 - d. Parking Lot Curb and Gutter: Curb and gutter is required for all commercial and industrial parking lots. The concrete curb and gutter shall be placed around the perimeter of the parking lot and around any raised curbs (Section 14.E.8 Zoning Resolution). Please show the curb and gutter on the site plan and grading plan and include a detail of catch and spill curb and gutter on the construction plans.
 - e. Parking Lot Drainage: All parking and loading facilities shall be designed, graded and provided with storm drainage facilities that comply with the most recent Storm Water and Drainage Criteria except that sheet drainage shall not extend 200 feet in the direction of flow. Parking areas wider than 42 feet shall contain some mechanism for concentrated flow of drainage such as cross-pans or storm sewer. Drainage from snow storage, drip lines, sub-drains and sheet flow from areas other than parking shall be diverted away and shall not cross parking areas (Section 14.E.9 Zoning Resolution).
 - f. Parking Lot Grades: Parking lot grades shall not exceed 6% in any direction (Section 14.E.11 Zoning Resolution).
 - g. Parking Space Delineation: Please include the required signage and surface markings for the ADA parking in the construction plans. See Section 14.E.14 of the Zoning Resolution for the requirements.
 - h. Parking Lot Stacking: The minimum distance between the parking lot and public street or right of way is [20,40,60,80,100,120,140] feet (Section 14.H Zoning Resolution). Please revise the plans to comply with the minimum stacking distance.
23. Residential Driveway Access to Collector & Arterial Streets: Direct driveway access to lots adjoining collector streets is not allowed. (LDR Section 14 A.1.e)
26. Intersection Spacing: Street/Road/Driveway intersections shall meet the spacing requirements of the Land Development Regulation. In order to determine spacing, the nearest streets, intersections, and driveways, both adjacent and opposite to the proposed development need to be shown on the preliminary/supplemental plat/plan (LDR Section 15 A.1.c. and LDR Section 15 A.2).
27. Stop Sign Control: Stop sign control is required at all unsignalized intersections.
29. Vision Clearance Triangle: Trees, hedges, shrubs, fences, walls and other structures, and facilities and devices over 42 inches in height that would obstruct a driver's vision within the vision clearance triangle of any public street intersection will not be permitted. The triangle is measured from the point of intersection of the right-of-way/easement/lot lines extended. [If there are obstructions in the triangle on the adjoining property, the applicant will need to obtain the necessary rights from that property owner to eliminate the obstructions or the intersection will need to be relocated]. (Section 3.7.2 of the Roadway Manual)

GRADING AND DRAINAGE

1. Grading and Erosion Control Plan Phasing: According to the requirements from the State of Colorado stormwater discharge permit, the grading, erosion and sediment control plan must be phased. The Grading Erosion and Sediment Control Plan must clearly depict the relationship between the phases of construction and the implementation and maintenance of BMP's.
2. Grading Setbacks: Setbacks for all grading and erosion control activities shall be at least 7 feet from the property boundaries and at least 25 feet from occupied structures. In order for Planning and Zoning to waive the setback requirements the applicant must demonstrate either from an approval letter from the adjoining property owner or by an approved geotechnical report that the activities

occurring within setback limitations will not adversely affect adjacent property or structures (Section 16.E.10 of the Zoning Resolution).

3. Geology and Soils: The applicant will need to submit a Soils and Geotechnical Report with the Site Development Plan application (Section 1.1.3.d(6) of the Zoning Resolution).
4. Infiltration Encouraged: Where soil types allow, the County encourages the use of structural BMPs that match the runoff reduction and water quality recommendations of the Urban Drainage 4-step process outlined in UDFCD Volume 3, BMP Planning for New Development, beginning on page ND1. Step 1 BMPs reduce the required WQCV and there are other BMPs that meet the water quality basin capture volume requirement in addition to the extended detention basin. Reduction in the total required stormwater detention volume is permitted for site that confirm to the criteria in Urban Drainage for minimizing directly connected impervious area please see Chapter 14 of the Jefferson County Storm Drainage Design and Technical Criteria for more information.
5. Full Spectrum Detention: In order to minimize damage to downstream properties Full Spectrum Detention is required for all new detention ponds and regional ponds that will be utilized as part of a development project (Chapter 14.2 of the Drainage Manual). Please see the criteria for full spectrum detention in the Urban Storm Drainage Criteria Manual Volume II (Storage). A new detention pond design checklist is also available in the appendix of the new Drainage Manual for more information on stormwater detention pond(s) design.
6. Drainage Off-site: It must be demonstrated that the detention pond outfall has a means of draining into an existing drainageway or storm sewer system. In addition, the capacity of the drainageway or storm sewer shall be verified.
7. Drainage Off-site: The County requires that the flow released from the site be channeled (pipe or swale) to an existing drainageway or storm sewer (Section 16.E.11.a of the ZR). If the land(s) between the site and the drainageway or storm sewer is not owned by the applicant, the applicant will need to acquire an easement from the land owner(s) to accommodate the altered discharge of storm drainage flow on adjoining land(s). The easement(s) provides the right to construct and maintain the drainage swale or pipe and associated drainage improvements as required by (Section 3.3.9 of the Storm Drainage Manual This requirement cannot be deleted or waived by the County. It is essential, that the applicant be aware of this requirement and be able with some certainty to comply with the County's requirement to obtain the necessary rights from other property owners as discussed above.

Fire Protection

1. Fire Hydrants (Section 24, LDR):
 - a. Fire Hydrants: Fire hydrants shall be provided when a water distribution system will serve the proposed development (LDR Section 24.A.1.).
 - b. Fire Department Access: All streets and roads, including emergency access, shall be designed and constructed according to Section 3.1 of the County Roadway Design and Construction Manual (LDR Section 24 A.3.a).

Landscaping

1. Vision Clearance Triangle: Vision clearance triangles, sized according to the Zoning Resolution, must be shown at all intersections on the plan.

Additional Requirements

1. Construction Documents: Construction documents are required for all construction associated with the plat/exemption or site development plan. Please submit all plans and reports in an electronic PDF format construction plans. The Plans may be either emailed to the case manager or put on a CD.

2. Private Maintenance Organization: The applicant will be required to establish an organization (normally a property or homeowners' association) to own and maintain private streets, drainage and detention facilities and common areas unless an existing organization agrees in writing to maintain these improvements.
3. Traffic Impact Fees: LDR Section 33 A.8 requires the payment of TRAFFIC IMPACT FEES when obtaining a building permit on any lot within this development. This development will not be eligible for any credit towards the full amount of the fee.

CONCLUSION

1. These initial case comments are based solely upon the submitted preliminary application package. They are intended to make the applicant aware of regulatory requirements. Failure by Planning Engineering to note any specific item does not relieve the applicant from conforming to all County regulations. Furthermore, if the proposed site layout and design are altered substantially during subsequent County land development processes (rezoning, platting, exemptions, additional submittals), Planning Engineering reserves the right to modify these initial comments or add appropriate additional comments.

The applicant should respond to these comments. If there are any questions please contact Sean madden at 303-271-8719.

SMM
Attachment/Enclosure
c: File

Memorandum

To: Alan Tiefenbach
Planner

From: Patrick O'Connell
Geologist

Date: October 1, 2015

Re: 5702 W 120th Ave, Extra Space, Case No. 15-122995RZ

The intent of the application is to rezone to allow for commercial uses. I have the following comment.

1. The site is not within a zoned or unzoned geologic hazard area and reports are not required with the rezoning process.



Jefferson County, Colorado
Transportation & Engineering Division

100 Jefferson County Parkway, Suite 3500, Golden, Colorado 80419-3500
☎ 303.271.8459 • Fax 303.271.8490 • <http://jeffco.us/highways>

P&Z REFERRAL T&E RESPONSE

To: *P&Z Case Manager* From:

Case #: Due Date:

Property Address or PIN:

- Amanda Attempt Result & Attachments:**
- Comments Sent = T&E wants 2nd referral
 - Complete = Do Not send further referrals
 - No Comments = Do Not send further referrals
 - Additional information, plans, etc are also attached in Amanda

Drainage

T&E is currently working on a project in the area. See attached information.

Other Notes:

No Concerns

Right-of-Way / Roadway Corridor Expansion Projects

Land owner will need to refund County \$ for ROW purchased in for
This amount **must** be paid before plat is recorded and/or plans are approved and released for construction.

Documentation attached in Amanda Documentation to follow

Additional ROW needed for upcoming T&E project. Plan sheet attached with required width/area.

Fee-in-lieu of adjacent roadway construction preferred, due to planned construction by the County. Please have the applicant submit a cost estimate.

Other Notes:

No Concerns

Traffic Operations / Transportation Planning

	Included in referral	Reviewed		Comments
		No	Yes	
Traffic study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="Applicant addressed previous comment to construct a sidewalk. No new comments at this time."/>
Signage & striping plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Signal plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trails or sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Street road plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> No Concerns				

Additional Comments

Comments

Name

MEMO

TO: Alan Tiefenbach
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: January 19, 2016

SUBJECT: Case #15-122995 RZ
Extra Space Storage ODP
Hugh Horne
5702 W 120th Ave

The applicant has met the public health requirements for the proposed rezoning of this property.

PROPOSAL SUMMARY

Rezone from Agricultural –Two (A-2) to Planned Development (PD) to allow self-storage and office uses.

COMMENTS

Jefferson County Public Health (JCPH) provided comments on April 10, 2015 and October 2, 2015 regarding the proposed rezoning process for this proposal. We have reviewed the documents submitted by the applicant for this rezoning process and have the following comments:

The applicant must submit the following documents or take the following actions prior to a ruling on the proposed rezoning of this property. NOTE: Items marked with a “✓” indicate that the document has been submitted or action has been taken. **Please read entire document for requirements and information. Please note additional documentation may be required.**

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	1-19-2016	Submit a will serve letter from the Water and Sanitation District to provide proof of public water and sewer services in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 21 and Section 22. Please note both properties must be served by public sewer.	Water and Wastewater

WATER

In a letter dated December 4, 2015 the City and County of Broomfield will provide the water and sewer infrastructure for the property located at 5702 W. 120th Avenue, the proposed mini-storage units, and office uses upon approval of the site plan by the Broomfield City Council.

If the existing wells will be abandoned, they must be properly abandoned in accordance with the CDWR rules and regulations. JCPH requests copies of the abandonment reports. In the response document dated January 15, 2016 prepared by JeHN Engineering, the residence will connect to public water and will abandon the well(s). Well abandonment letters will be submitted to CDWR and JCPH upon abandonment.

WASTEWATER

JCPH has limited records of an onsite wastewater treatment system that serves the property at 5702 W. 120th Avenue. This system must be abandoned at the time of site development and the residential property must be connected to public sewer services since it is within the District for public utility services. Mr. Gordon Ballinger, Broker for the property owner, stated on April 10, 2015 that the developer will connect the residential property to public water and sewer.

In a letter dated December 4, 2015 the City and County of Broomfield will provide the sanitation for the proposed mini-storage units, office uses and the residential property.

The onsite wastewater treatment system (OWTS) must be properly abandoned in accordance with the OWTS Regulation of Jefferson County. An abandonment letter must be submitted to this Department when the residential property is connected to public sewer. In the response document dated January 15, 2016 prepared by JeHN Engineering, the residence will connect to the sanitary sewer once the infrastructure is in place. An abandonment letter for the OWTS will be submitted upon connection to the sanitary sewer.

AIR

A fugitive dust permit is not required for the development of this site. However, the developer must use sufficient control measures and have a dust control plan in place to minimize any dust emissions during demolition, land clearing and construction activities. This department will investigate any reports of fugitive dust emissions from the project site. If confirmed, a notice of violation will be issued with appropriate enforcement action taken by the State.

NOISE

Since the commercial development will be adjacent to the residential property, noise levels emitted from this property are more stringent and must comply with the Colorado Revised Statutes (Sections 25-12-101 through 108) which stipulates that the maximum residential noise levels must comply with the following 25 feet from the property line:

- 55dB(A) between 7:00 a.m. and 7:00 p.m.
- 50dB(A) at all other times.

OTHER COMMENTS

This Department recommends that hazardous or flammable materials not be kept in mini-storage units.

ADDRESSING

MEMO

To: Alan Tiefenbach
FROM: Patricia Romero
SUBJECT: 15-122995RZ 5702 W 120th Avenue
DATE: October 14, 2015

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to Rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for self-storage and office uses.
2. Access is through Broomfield County. Proof of access will be needed. There is a valid existing address, 5702 West 120th Avenue in the addressing database. This address will remain with the existing house (lot 2).
3. The address for lot 1 will be available when the Plat is approved and recorded.

Please let me know if you have any questions.



Fire Prevention Division
101 Spader Way
Broomfield, CO 80020
720-887-8217 Fax 720-887-8336
www.northmetrofire.org

Steven Gosselin
Division Chief

October 16, 2015

Mr. Alan Tiefenbach
Jefferson County Planning and Zoning
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

Via e-mail: atiefenb@jeffco.us

Dear Mr. Tiefenbach:

The North Metro Fire Rescue District's Fire Prevention Division has completed a review of the **Rezoning** referral for the Extra Space Storage Development Plan proposed for the property located at 5702 W. 120th Avenue in unincorporated Jefferson County, Colorado. At this time, the Fire District provides the following comments regarding that project:

- The specific plans which have been reviewed by the Fire District are as follows:
 - Site development plan documents found on the <http://jeffco.us/planning/> website for SDP case # 13-116168SD.
- Site and building design and construction shall be in accordance with the provisions of the adopted building and fire codes at the time of permit issuance. The currently adopted codes are the 2012 International Fire Code (IFC) and the 2012 International Building Code (IBC). All references found within this document refer to the currently adopted 2012 IBC and IFC.
- The Fire District understands that the development plan includes a new three-story (plus basement) 91,192 ft² self-storage facility to be located on Lot 1, as well as the continued use of the existing single-family home on Lot 2. Reviews outlining specific requirements for proposed new buildings will be conducted as each structure is proposed, designed, and plans are submitted to the Fire District for review. Specific requirements for future buildings will not be detailed as a part of this review. For the most part, and because the project is only in the early stages of development, this letter will only outline general IFC requirements and, in some cases, specific information on how those code requirements are interpreted by the Fire District.

Addressing:

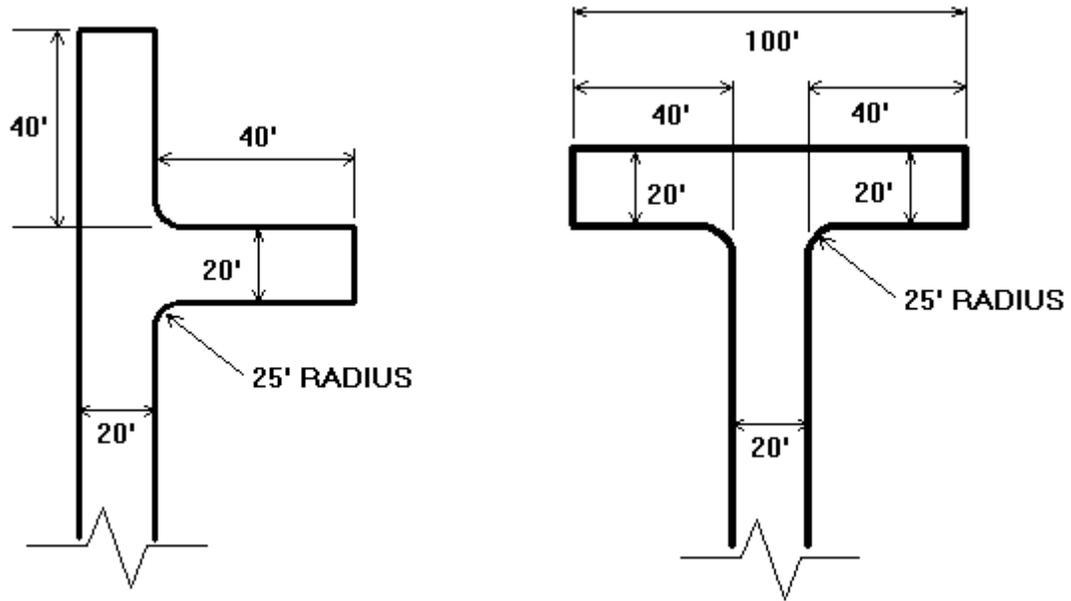
- This proposal will result in the existing-to-remain Lot 2 residence being even more difficult than it is now to identify and locate from 120th Avenue and its frontage road serving the property. Pursuant to IFC Section 505, new and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

- **Where access is by means of a private road and the building cannot be viewed from the public way (i.e., existing house on Lot 2), a monument, pole, or other *approved* sign or means shall be used to identify the structure. Address numbers shall be maintained.**
- Address numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

Fire Department Access Requirements:

- Pursuant to IFC Section 503.1.1, fire apparatus access roads shall be provided for every facility, building, or portion of a building when any portion of an exterior wall of the first story of the building or facility is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility.
- A detailed, scalable site plan shall be submitted to the Fire District for review and approval. The site plan shall show all access roads, proposed fire lanes (including a "NO PARKING - FIRE LANE" signage plan), and all dimensions and turning radii as required (see below).
- Access Easement: As indicated in the Jefferson County Planning *Preliminary and Final Plat Document* comment #2, an emergency access road easement will be required (if not already provided) on the Willow Run Feed commercial site to the west for the access road to the Lot 2 existing-to-remain residential lot.
- Access road grade: The Lot 2 access road shall not exceed 5% elevation grade. Pursuant to IFC Section 503.2.7, the elevation grade of any emergency vehicle apparatus access road shall not exceed 5%.
- **Pursuant to IFC Sections 3310.1 and 3312.1, approved access roads must be constructed prior to any vertical construction and/or to combustible materials being delivered to the site, whichever comes first.** Temporary access roads are prohibited unless specifically approved by the Fire District. Fire apparatus access must be designed and maintained to support the imposed loads of fire apparatus (i.e. 85,000 pounds), and must have a surface that provides all-weather driving capabilities. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections.
- Pursuant to IFC Section 503.2, fire apparatus access roads shall meet the following specifications:
 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (i.e., 85,000 lbs.) and shall be surfaced (i.e. hot-rolled asphalt or concrete) so as to provide all-weather driving capabilities.
 - Pursuant to IFC Section 503.2.1, fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Landscaping shall be designed to accommodate a 13-foot 6-inch unobstructed vertical clearance across the entire 20-foot unobstructed width of all fire department access roadways.
 - Pursuant to IFC Section 503.2.4, in order for fire department access roads to be navigable by fire apparatus, the Fire District requires that turning radii be a minimum of 25 feet inside and 50 feet outside, measured from the same point.

- Pursuant to IFC Section 503.2.5, dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus. Examples of acceptable turnarounds are depicted in the illustration below.



- The Fire District’s Fire Prevention Division must approve all fences or gates that block fire department access roadways. Each fence or gate shall be able to be opened for a clear width of at least 20 feet. All gates that cross roadways shall be signed “NO PARKING – FIRE LANE” and shall be provided with appropriate Knox Company access equipment. Additional requirements may also apply. Please contact the Fire Prevention Division if the installation of any gates across fire department access roadways is being contemplated.
- Fire apparatus access drives/roads constructed of materials other than finished asphalt and/or concrete:
 - In some limited special circumstances (e.g., the existing to remain single-family home), the Fire District will allow fire apparatus access drives/roads to be constructed of materials other than finished asphalt and/or concrete. In such cases, the Fire District will require that the access drives/roads be examined and certified by a Colorado-Licensed Professional Engineer before the Fire District can concur with the issuance of a building permit by the Building Department. The certification provided to the Fire District shall bear the original signature and stamp of the professional engineer and shall attest to the ability of the fire department access drives/roads to support the imposed loads of fire apparatus (i.e., 85,000 lbs.).
 - The roadway shall be designed so as to direct any drainage away from the road, which will allow for continued use during moisture situations.
 - If the temporary road becomes, in the opinion of the Fire District, inadequate for fire apparatus use, the road will have to be restored to a condition approved as acceptable to the Fire District.
 - Failure to maintain alternative material roads will render any related Fire District approvals null and void and may result in enforcement action as allowed by Fire Code adoption.

- Pursuant to IFC Section 503.3, fire apparatus access roads shall be permanently signed and/or marked “NO PARKING—FIRE LANE” in accordance with municipal sign/traffic standards and the following specifications:
 - There shall be no parallel parking along any traffic aisle or roadway that passes in front of a fire hydrant for a distance of 15 feet on either side of that fire hydrant, on that side of the traffic aisle or roadway closest to the hydrant [CRS 42-4-1204(2)(b)]. Hydrants located on islands between perpendicular parking stalls do not need to meet the parallel parking clearance, but rather must have 3-foot minimum of working space around the hydrant (i.e., 3-foot radius) pursuant to IFC Section 507.5.5.
 - Along any traffic aisle or roadway that passes in front of the fire department connection (FDC) to a sprinkler system or standpipe, for a distance of six feet on each side of the FDC, on that side of the traffic aisle or roadway closest to the FDC.
 - Access roads less than 26 feet wide shall be marked as fire lanes on both sides of the road.
 - Access roads at least 26 feet wide but less than 32 feet wide shall have at least one side of the road marked as a fire lane.
 - Access roads at least 32 feet wide need not have fire lane markings.
- Pursuant to IFC Section 503.4.1, traffic calming devices shall be prohibited unless approved by the Fire District. Traffic calming devices (i.e., speed bumps, roadways less than 20 feet in width, “tight” traffic circle/roundabouts, etc.) designed to slow traffic are generally prohibited based on the fact that those measures, even if navigable by fire apparatus, generally necessitate that fire apparatus significantly decrease their speed (even more so than that would be required by a passenger vehicle) while responding to an emergency, thereby causing significant increases in response time.

Water Supply Requirements for Firefighting Purposes:

- A detailed scalable water supply/utility plan shall be submitted to the Fire District for review and approval. The water supply plan shall show the sizes and locations of both existing and proposed water mains and fire hydrants to be installed and where such proposed mains will connect to existing infrastructure.
- The Fire District understands that the applicant has negotiated that water utilities be provided by the City and County of Broomfield. Therefore, the Fire District expects that water lines and fire hydrants shall, at a minimum, be provided in all areas according to the IFC as well as City and County of Broomfield Engineering Division *Standards and Specifications*. The Fire District has interpreted those requirements to require that all commercial structures be provided with a water distribution system capable of delivering a fire-flow of at least 3,500 GPM.
 - In accordance with the IFC and Broomfield’s Engineering Standards and Specifications, fire hydrants must be spaced along all commercial area fire apparatus access roads such that they are no more than **300 feet** apart from each other (as measured along those fire apparatus access roads). Hydrant spacing shall be measured along fire apparatus access roads, as fire department supply hose cannot be dragged across open areas or positioned across obstructions.
 - Given the requirement for 3500 GPM fire flow, the new water supply infrastructure shall be connected to existing infrastructure at a minimum of two remotely located points.

- Pursuant to IFC Section 3312, water mains and all required hydrants shall be installed **before** the delivery of combustible materials to the site. Hydrants shall be maintained operational at all times thereafter, unless alternate provisions for water supply are approved by the Fire District. The City and County of Broomfield must approve the installation and oversee the testing of water mains and hydrants.

Fire Protection System Requirements:

- Pursuant to IFC Section 903.2.9, an automatic fire sprinkler system is required to be installed throughout all buildings containing a Group S-1 fire area exceeding 12,000 square feet; as well as when used for the storage of upholstered furniture or mattresses exceeding 2,500 square feet (which has been interpreted to include self-storage type occupancies). Therefore, an automatic sprinkler system is required to be installed throughout the proposed self-storage building. Automatic sprinkler systems shall conform to the requirements of the IFC, the IBC, and National Fire Protection Association (NFPA) Standard 13, *Standard for the Installation of Sprinkler Systems*, 2013 edition.
- Pursuant to IFC Section 903.4, all valves controlling the water supply for automatic sprinkler systems, critical air pressures, and water-flow switches on all fire sprinkler systems shall be electrically supervised by a listed fire alarm control unit. The installation and design of fire sprinkler monitoring alarm systems must be in accordance with the requirements of the IFC, the IBC, and NFPA 72, *National Fire Alarm and Signaling Code*, 2013 edition.

Other General Requirements:

- Pursuant to IFC Section 510, building(s) shall be tested for intelligible radio coverage as specified by the adopted code. Should it be determined that radio coverage is not adequate, an enhanced radio amplification system must be installed as specified in the adopted code.
 - Pursuant to IFC Section 510.4.2, construction permits for the installation of emergency responder radio amplification systems and related equipment shall be obtained from the Fire District as specified in IFC Section 105.7.5.
 - Emergency responder radio amplification system design shall be in accordance with NFPA 72, Section 24.5.2; and shall include, but not be limited to:
 - Secondary power; and,
 - Supervision [by the building fire alarm system] of the primary and secondary power sources serving electronically powered components in accordance with Section 907.6.5.
 - General questions may be addressed by the Fire District's Fire Prevention Division. Additional technical details regarding radio amplification (i.e.: frequency ranges, FCC authorizations, annual testing, etc.) may be obtained by contacting Walt Leslie at Adams County Dispatch (ADCOM) at 303-289-2235.

The Fire District will issue more specific comments regarding the proposed Extra Space Storage if the project progresses past the concept stage and more detailed plans are submitted to the Fire District for review. Nothing in this review is intended to approve of any aspect of this project that does not strictly comply with all applicable codes and standards. Any changes that are made to the plans will require additional review and comment by the Fire District.

The Fire District always welcomes and encourages early and frequent inquiries during all project phases to identify shared expectations and to provide timely clarification and resolution of issues. The Fire District believes that a small amount of time spent addressing and clarifying issues during the early stages of a project can truly save time, money, and hardship later on in the project. The Fire District looks forward to its involvement in this project and is willing to work with the design team to the best of its ability to safely and satisfactorily resolve any issues that may arise.

If you have any questions regarding these comments please contact me at 303-252-3542.

Respectfully,

A handwritten signature in black ink that reads "David Waller". The signature is written in a cursive, slightly slanted style.

David Waller, P.E., C.F.M.
Fire Safety Engineer I

DJW/srs

cc: Mr. Russ Applehans, P.E., Engineering Division, City and County of Broomfield
Mr. Mark Bishop, P.E., Jehn Engineering
Mr. John Hilgers, Planning Director, City and County of Broomfield
Mr. Hugh Horne, Horne Storage Developments, LLC
Mr. Stephen Porter, Willow Run Feed
Mr. David Shinneman, Community Development Director, City and County of Broomfield

srs10.16.15

From: [Derek Schuler](#)
To: [Sean Madden](#)
Subject: RE: 15-122995RZ Traffic Study
Date: Friday, October 23, 2015 9:47:29 AM

Sean: We have reviewed the traffic study and have no comments. - Derek

From: Sean Madden
Sent: Friday, October 23, 2015 9:03 AM
To: Patricia Krmpotich; Derek Schuler
Cc: Alan Tiefenbach; Charles Barthel
Subject: 15-122995RZ Traffic Study

Hey Patricia and Derek, do you happen to have any comments related to the traffic study? Perhaps an update to your comments?:)

Thanks Sean M



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

October 19, 2015

Jefferson County Planning and Zoning
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

Attn: Alan Tiefenbach

Re: Extra Space Storage ODP Rezone, Case # 15-122995RZ

Public Service Company of Colorado's (PSCo) Right of Way & Permits Department has reviewed the request for the **Extra Space Storage ODP Rezone**. Please be advised that PSCo existing electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

For future planning, please note the existing electric lines will be in conflict with the proposed lot split. PSCo will also request appropriate utility easements during the platting process.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

From: [Sheehan - CDOT, Bradley](#)
To: [Bonnie Benedik](#); [Alan Tiefenbach](#)
Subject: Re: 15-122995RZ - Electronic Referral
Date: Thursday, October 01, 2015 11:00:19 AM

Thank you for referring the rezoning for our review. The project is in keeping with earlier approvals for the site. As a result, CDOT has no comment on the proposal.

On Mon, Sep 28, 2015 at 3:39 PM, Bonnie Benedik <bbenedik@co.jefferson.co.us> wrote:

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Rezoning have been submitted to Jefferson County Planning and Zoning. This case is now beginning the first part of the process. Please review the specific electronic documents related to the first submittal found [here](#). Comments on the first should be submitted via e-mail to the case manager by the due date below.

Case Number: 15-122995RZ

Case Name: Extra Space Storage Official Development Plan

Address: 5702 W. 120th Ave

General Location: SW of Sheridan Blvd / W. 120th Ave intersection

Case Type: Rezoning

Type of Application: **To rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow self storage and Office Uses.**

Case Manager: Alan Tiefenbach

Comments Due: Oct 19, 2015

Case Manager Contact Information: atiefenb@jeffco.us

[303-271-8738](tel:303-271-8738)

Additional information related to this case can be viewed [here](#). Some of the links on this page that may be helpful are the links to the case file (public documents), to the Jeffco mapping system (jMap) and to the case tracking system (general application details).

<u>Jeffco:</u>	<u>External:</u>	<u>HOA:</u>
Building Safety	Xcel	Jefferson County Horseman's Assoc.
Open Space	Comcast	
Cartography	Century Link	
Addressing	CDOT	
Geologist	Apex Park and Rec District	
T&E	N. Metro Fire Protection Dist.	
Public Health	Diana Kjelshus - City of Broomfield	
Zoning Administration		
Planning Engineering		
Long Range		
Road and Bridge 1		

--



Brad Sheehan P.E.
Colorado Department of Transportation
Access Engineer Region 1
2000 So. Holly Street
Denver Colorado 80222
303-512-4271



EXHIBIT A

December 4, 2015

Mr. Mark Bishop
Jehn Engineering
5690 Webster St.
Denver, CO 80002

Re: 5702 West 120th Avenue

Dear Mark:

This letter is in response to your September 22, 2015 inquiry on behalf of the owner of 5702 West 120th Avenue, regarding sewer and water service from Broomfield for the property which is located in unincorporated Jefferson County.

As you note in your letter, service by Broomfield to properties outside of Broomfield requires City Council approval. Broomfield staff will support approval of service for the above referenced property if the property owner agrees to the following:

1. The Broomfield City Council will have approval authority of a site plan for the property. If the City Council does not approve the site plan, no water and sewer service will be provided.
2. The owner will make annual cash-in-lieu payments in the equivalent of what would be the City of Broomfield property taxes.
3. The owner will make monthly payments in the equivalent of what would be City and County sales taxes (today that is 4.14%) on items taxable by the City and County of Broomfield.
4. The owner will make payments in the equivalent of what would be use taxes for building materials taxable by the City and County of Broomfield.
5. The owner be subject to the terms of water and sewer service included in Chapter 13 of the Broomfield Municipal Code, including any fees and charges for services.

Our intent in requesting these terms is so that the property owner contributes equally to the City and County of Broomfield, as any property within the City and County.

Please let me know if you have any questions. If you wish to pursue this option please let me know and we will prepare a draft agreement to provide specificity regarding these terms. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "K Standbridge".

Kevin Standbridge
Deputy City and County Manager

Pc: Dave Shinneman, Community Development Director
David Allen, Public Works Director

From: [John Hilgers](#)
To: [Alan Tiefenbach](#)
Cc: [Dave Shinneman](#)
Subject: RE: 5702 W. 120th Ave (Extra Space Storage) - SDP 1 (Jeffco Referral #15-122995RZ, 10/8/15)
Date: Tuesday, November 03, 2015 3:45:48 PM

Hi Alan:

Below please find clarifications from the City and County of Broomfield.

1. Broomfield had a meeting some time ago with the applicants regarding utility service issues for this project. We thought we recalled some of the earlier versions of the building taller than what was ultimately submitted to Jefferson County. I recall Broomfield making comments about needing to bring the height of the structure down and that is what I was referring to in the 10/19 e-mail.
2. Broomfield's height definition is similar to what is shown on the ODP (we use the average of the finished ground level at the center of walls to the highest point of the structure). Broomfield views the height of the majority of the structure being at 40' with the exception of the architectural tower feature. Review of a similar project in JeffCo on West 120th Avenue (Children's Learning Adventure) that Broomfield approved in conjunction with a Utility Service Agreement, showed a 40' height (including the architectural entrance features/enhancements). Broomfield prefers a 40' height max for all structures and architectural features. This is consistent with height limits on adjacent properties with B-2 General Business District height allowances of a 40 foot maximum.
3. In reviewing building permit records, the following are heights of adjacent structures:
 - a. The Car Wash Express building at 5560 West 120th Avenue = 34 feet 10 inches (east of the proposed storage)
 - b. The Great Western Bank building at 5720 West 120th Avenue = 30 feet (west of the proposed storage)
 - c. The Chanson Center building at 5760 West 120th Avenue = 38 feet (west of 5720 West 120th Avenue)
4. In terms of use, Broomfield City Council will need to approve the site plan and utility service agreement specific to the proposed storage use.

Let me know if you have any questions.

Sincerely,

John Hilgers
Planning Director
City and County of Broomfield

From: Alan Tiefenbach [mailto:atiefenb@co.jefferson.co.us]
Sent: Thursday, October 29, 2015 1:15 PM
To: John Hilgers
Subject: RE: 5702 W. 120th Ave (Extra Space Storage) - SDP 1 (Jeffco Referral #15-122995RZ, 10/8/15)

Good afternoon Mr. Hilgers,

Thank you for this response. I have a few additional questions.

In the attached comment letter provided by the applicant, it says you originally calculated the self-storage as 52

feet. In the below email you stated the modified elevations have brought it down to 40' feet. Which elevations are you referring to that were modified? I cannot recall any other elevations other than the ODP dated 9/21/15. According to the elevations on the ODP, the height as viewed from 120th Ave would appear to be 52' high. Even if the average height is applied, is Broomfield okay with "Architectural Features" being exempt from the height requirements?

Jefferson County has concerns with the possible mass of the structure as compared to surrounding buildings. As it would be directly adjacent to Broomfield buildings on either side, I am assuming Broomfield has no opposition to the massing and height as compared to the surroundings?

The applicant's height response letter (included) states the height of the adjacent car wash is 33' and the adjacent office building is 38'. Is this accurate? The car wash appears to be 1 ½- 2 stories in height. We are unsure how this measurement is being made.

Westminster has expressed concerns in regard to this use. Although you have stated you support the Architectural Standards, does Broomfield support this use?

Thanks in advance for the additional clarification. As this property is surrounded by other municipalities, we are weighing Westminster's and Broomfield's comments heavily.

Alan Tiefenbach
Planner
Jefferson County Planning and Zoning
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419
303-271-8738

From: John Hilgers [mailto:jhilgers@broomfield.org]
Sent: Monday, October 19, 2015 3:39 PM
To: Alan Tiefenbach
Subject: FW: 5702 W. 120th Ave (Extra Space Storage) - SDP 1 (Jeffco Referral #15-122995RZ, 10/8/15)

Hi Alan:

The following are comments related to the JeffCo Referral #15-122995RZ (5702 W. 120th Rezoning):

1. Below are comments from Engineering. Per your prior e-mail, these comments are more appropriate for the next level of review should the rezoning be approved.
2. Comments on the ODP for Extra Space Storage dated 9/21/15:
 - a. This site will be adjacent to areas in Broomfield subject to the 120th Avenue Sub-Area Plan.
 - b. The Sub-Area Plan promotes wrought iron fencing with brick masonry columns.
 - c. Height of building: The applicant has modified elevations from plans we originally looked at to bring the bulk of the building closer to the 40 foot height as requested by Broomfield with higher parapets allowed per the elevation on the ODP.
 - d. Lighting shall be provided in an efficient manner such that it does not adversely affect neighboring properties, is directed and downcast and shall not extend beyond property lines and light sources shall be shielded when visible from residential homes or open lands.
 - e. Broomfield supports the Architectural Standards as stated on the ODP dated 9/21/15

Thank you for the opportunity to comment.

Sincerely,

John Hilgers
Planning Director
City and County of Broomfield

From: Russ Applehans
Sent: Monday, October 19, 2015 9:55 AM
To: John Hilgers
Cc: Kirsten Gunderson; Hans Jorgensen; Alice Hanson
Subject: 5702 W. 120th Ave (Extra Space Storage) - SDP 1 (Jeffco Referral #15-122995RZ, 10/8/15)

John,

We have completed our review of the above referenced and have the following comments, as it appears that the project was not referred via Innoprise.

Engineering Utility Report

- Provide a PE signed/stamped utility letter report/plan in accordance with the Broomfield Standards and Specifications (Section 400) summarizing the proposed/available domestic water demands (including available fire flows/hydrants) and wastewater flows for the development. The utility plan shall include existing/proposed utility mains, fire hydrants and proposed points of connection. It is our understanding that the development will consist of private service lines only.

Final Drainage Report (Jehn Engineering, September 2015)

- Proposed Sub-Drainage Basins – Provide additional narrative and a table summarizing the master planned (City Park and 3207 Drainageway Outfall Systems Planning Study, Kiowa, June 2006) and proposed runoff and release rates for each sub-basin with Lot 1 (current development) and Lot 2 (future development with separate water quality/detention); and
- General - The engineering report must be titled “Final” and in accordance with City & County of Broomfield Standards and Specifications. The report must all be stamped and signed by a Registered Professional Engineer, licensed in the State of Colorado.

Site Development Plan (Outdoor Design Group, Received 10/8/15)

- See attached redlined plan set.

-

Preliminary Plat (Jehn Engineering, Received 10/8/15)

No comments (based on the proposed private domestic water (service), sanitary sewer (service) and storm sewer (main) lines for Lot 1).

-

Public Improvement Costs

- Provide a cost summary for all improvements located within Broomfield (grading, private storm sewer, roadway, etc.). See attached sample.

-

Construction Plans

- Site Construction Plans (Jehn Engineering, 9/21/15) - Pending Broomfield review. Construction plan approval and permitting will be required for all improvements located within Broomfield (grading, private storm sewer, roadway, etc.).

Letter of Credit

- Broomfield will require a separate Letter of Credit for all improvements within Broomfield.

Construction

Once construction drawings have been approved and signed by the City and County Engineer, and prior to beginning work, the developer/contractor needs to:

- Submit a [Letter of Credit](#) for the Broomfield public improvements;
- Submit and be issued a [Grading Permit](#) upon receipt of all fees/LOC, including:
 - [Stormwater Management Plan \(SWMP\)](#) in accordance with Broomfield Stormwater Standards for review/approval by the Broomfield Stormwater Division. Coordinate with Dennis Rodriguez, Broomfield Stormwater Division, to determine specific site requirements. Dennis can be reached at (303) 464-5648; and
 - [Environmental/Wildlife Letter](#) from an environmental consultant for review/approval by the Broomfield Open Space and Trails Division, not more than 10 days prior to the anticipated start date of construction.
- Submit and be issued a [Public/Private Improvement Permit \(PPIP\)](#) upon receipt of all fees/LOC;
- Submit a [recorded plat or fully executed easements](#) (if applicable) as shown on the approved construction plans;
- Obtain and provide a signed copy of the Colorado State Department of Transportation (CDOT) State Highway Access Permit for the portion of work within the CDOT right-of-way; and
- Attend a [Pre-Construction Meeting](#) to be scheduled by Hans Jorgensen, Inspection Supervisor. A meeting request can be made upon construction plan approval and submittal of all permit applications/supplemental documentation). Hans can be reached at (303) 438-6378.

If you have any questions, please feel free to contact me. Thanks



Russ Applehans, P.E.
Civil Engineer P.E.
City and County of Broomfield
1 DesCombes Drive
Broomfield, CO 80020
(303) 438-6246



Please consider the environment before printing this email

From: John Hilgers
Sent: Thursday, October 08, 2015 11:15 AM
To: David Allen; Kristan Pritz; Russ Applehans; Tom Schomer
Cc: Diana Kjelskus; Carle Carrell; Alice Hanson
Subject: FW: 15-122995RZ - Electronic Referral

Good morning:

Below is a link to a referral we received from Jefferson County. The referral is for a rezoning request to accommodate a storage facility at 5702 West 120th Avenue. The parcel is in Jefferson County but is bordered by Broomfield properties to the north, east and west. The applicant has had discussions with the CMO on entering into a Utility Services Agreement with Broomfield for water and sanitary sewer service for this project. While the referral is labeled as a rezoning, the two links below include a geotech report, traffic report, drainage report along with plan sheets for utilities, grading, landscaping, building and other site information. You will need to navigate through the links to find the applicable reports and plan sheets. Additionally, as part of the Utility Service Agreement, the City Council will need to approve the Site Plan for the property. This will come at a later date should the applicant get approval for rezoning through Jefferson County.

Please e-mail your comments to me by noon on October 19 and I will provide a coordinated response to JeffCo staff. Let me know if you have any questions.

Sincerely,

John Hilgers

EXHIBIT B
Response from City of Westminster

From: McLoughlin, Michele [<mailto:MaMcLoug@CityofWestminster.us>]
Sent: Thursday, December 10, 2015 4:51 PM
To: Brad Haswell <Brad@studio-dh.us>
Cc: Penland, Grant <gpenland@CityofWestminster.us>
Subject: RE: 5702 W 120th Ave

Brad,
Based on the information we've received, Westminster has no objections to the proposal.

Michele McLoughlin
Senior Planner
Westminster Planning Division
City of Westminster
4800 West 92nd Ave.
Westminster, CO 80031

303-658-2098
mamcloug@cityofwestminster.us
www.cityofwestminster.us

From: Penland, Grant
Sent: Tuesday, December 08, 2015 5:02 PM
To: McLoughlin, Michele <MaMcLoug@CityofWestminster.us>
Subject: FW: 5702 W 120th Ave

Michele- Would you mind taking a look at this response to see if they addressed comments we originally provided?

-Grant

Grant Penland, AICP | Principal Planner | City of Westminster Community Development | 4800 W. 92nd Ave., Westminster, CO 80031 |
V: 303.658.2127
Email: gpenland@cityofwestminster.us

From: Brad Haswell [<mailto:Brad@studio-dh.us>]
Sent: Tuesday, December 08, 2015 12:04 PM
To: Penland, Grant <gpenland@CityofWestminster.us>
Cc: Hugh <hughhornehsd@gmail.com>; Melinda Beck <mbeck@lewisbess.com>; Mark Bishop <mbishop@jehnengineering.com>
Subject: FW: 5702 W 120th Ave

Hi Grant,

I'm following up on our conversation we had a few weeks back regarding the storage project at 5702 W. 120th Ave. I've included the email you sent me originally drafted by Michelle Stephens. In response, please see the attached letter and building elevations/renderings. I think we have addressed all the concerns in Michelle's email. Please let me know if you have any questions or comments. We're hoping you can provide a letter of support for the project as Jefferson County is heavily weighing the position of both Broomfield and Westminster in their position on the project. Thanks for your assistance. I'll follow up with a call.

Thanks!

Brad

Brad Haswell

Studio DH Architecture

1300 Jackson Street, Suite 200

Golden, CO 80401

brad@studio-dh.us

d. 303-458-9665

www.studio-dh.us

Stephen Lewis Porter
Georgia Ann Holmes
5702 W. 120th Avenue
Broomfield, CO 80020

February 4, 2016

Alan Tiefenbach, Planner
Jefferson County Planning
100 Jefferson County Parkway
Golden, Colorado 80419

Re: Extra Space Storage, Official Development Plan, 5702 W. 120th Avenue,
Case No. 15-122995 R2

Dear Mr. Tiefenbach:

We are the current owners of the land located at 5702 W. 120th Avenue, which is the subject of this application. We have an existing house in the area shown on the ODP as Land Use Area 2, and we plan to remain the owners of the land that is included in Land Use Area 2 after the approval of the application. Because we will remain owners of this land, the future uses of this land are very important to us. We support the uses proposed in the ODP, and we would like for this letter of support to be included in the public record of the hearings before the Jefferson County Planning Commission and Board of County Commissioners.

Over the many years we have owned this land, we have received many offers to purchase the land. Most of these offers have come from fast food restaurants or other developers of high intensity retail uses. We have turned down all of these offers because we were concerned about protecting the character of the neighborhood. Our land is surrounded by single-family residential houses to the south and commercial uses to the north, east and west. It is important to us that the use of the land in Land Use Area 1 be a relatively quiet and passive use, instead of a more active retail use. The use of Land Use Area 2 as medium density residential is compatible with both the single-family homes to the south and the relatively quiet and passive use of Land Use Area 1 as an indoor storage warehouse.

The indoor storage warehouse does not generate significant traffic, has good security and does not generate noise or odors. This is the type of use we want on our land, and that our neighbors want on the land. The use is also compatible with the bank, car wash and senior

Mr. Alan Tiefenbach
February __, 2016
Page Two

community adjacent to and near the land. The developer of the indoor storage building has shown us the proposed building, and we think it is an attractive building that uses the land well by fitting the building into the hillside.

We also support the indoor storage warehouse use because it is needed by the nearby homes and businesses for storage of household goods and business inventory and files. Having a ready and available storage warehouse in the neighborhood is a nice convenience without causing any negative impacts to the community.

Our land is surrounded by development, and it makes sense for our land to now be developed. But we want the development to be a positive for the community and not a negative. Use of Land Use Area 2 for single-family residential is compatible with the houses to the south. And use of Land Use Area 1 for a quiet and passive indoor storage use provides a good buffer between 120th Avenue to the north and the existing houses and the new houses we propose in Land Use Area 2 to the south.

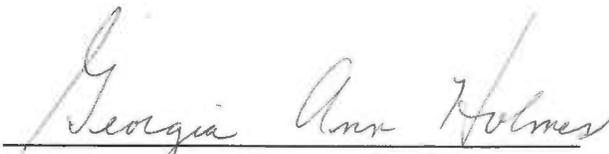
We ask that you support the ODP application and recommend approval of the ODP to the Planning Commission and Board of County Commissioners. We also ask that the Planning Commission and Board of County Commissioners approve the ODP application.

Thank you for your consideration.

Sincerely,



Stephen Lewis Porter



Georgia Ann Holmes

From: [Bryan Ezell](#)
To: [Alan Tiefenbach](#)
Subject: Extra Space Storage on 120th
Date: Monday, October 19, 2015 5:40:05 PM

Dear Alan,

I heard that Extra Space is trying to put *another* storage building almost across the street from their other location. I am not happy with another self-storage store moving into the area.

Is there anything we can do to keep this big company from coming into our neighborhood??? I know other people who were not happy when they heard about this.

- A concerned Jeffco Resident



The Trinity Team @ Keller Williams Preferred Realty – 303-539-5468
11859 Pecos St. Suite #200 Westminster, CO 80234

Alan Tiefenbach, Planner
Jefferson County Planning
100 Jefferson County Parkway Golden, Colorado 80419

RE:
Extra Space Storage, Official Development Plan, 5702 W. 120th Avenue, Case No. 15-122995 R2



[3D VISION]

February 6, 2016

To Whom It May Concern,

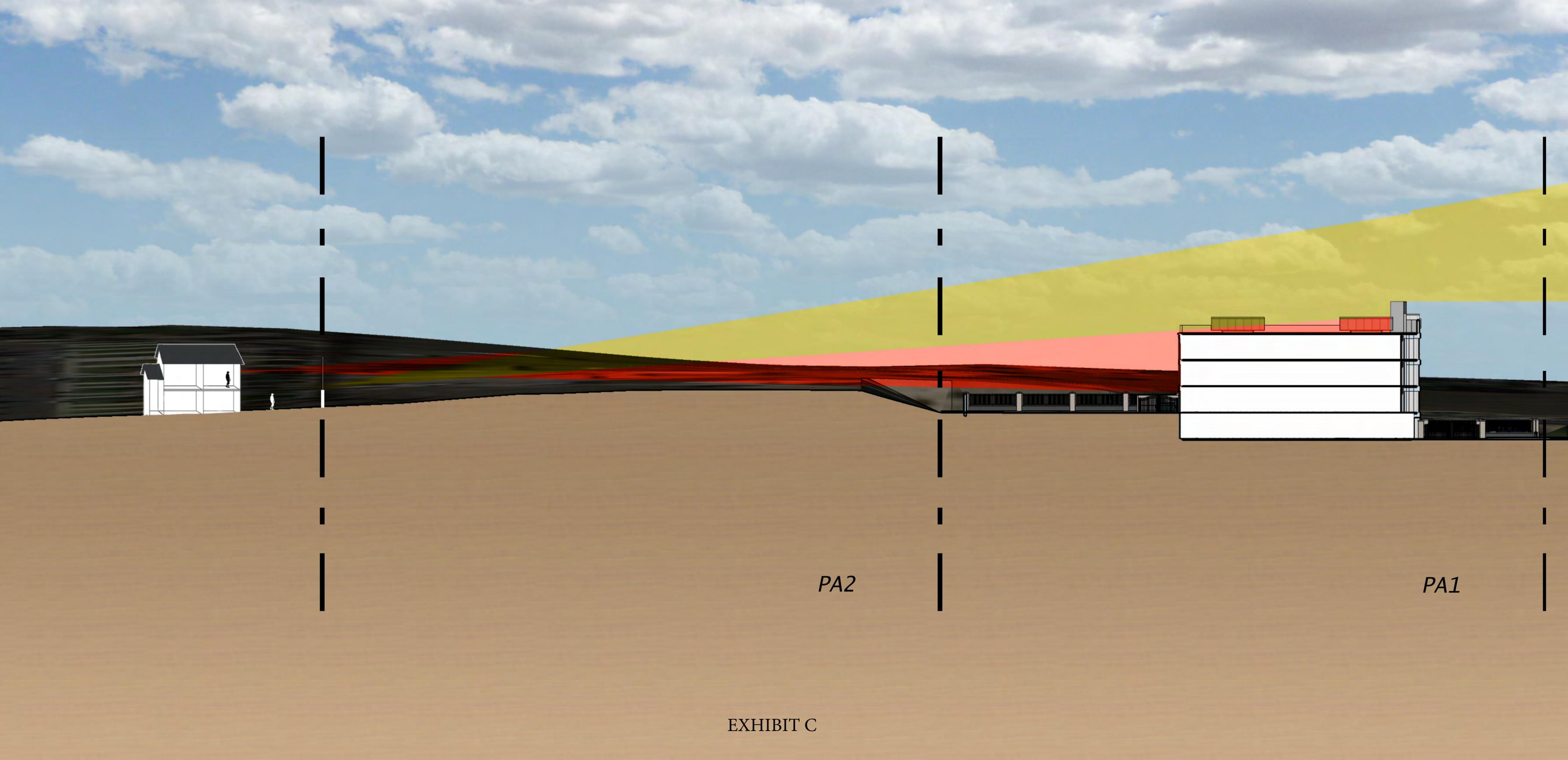
I am an optometrist and operate at 5760 W. 120th Ave. Ste 240, Broomfield, CO 80020. We are located just west of the property requesting approval of an inside storage unit. We have no objection to this intended use.

Sincerely,

Jenni C. Drake
Jenni C. Drake, O.D.

[5760 W. 120th Ave. Ste 240 Broomfield CO,80020 | 303-404-3937 | 303-823-4030]

[www.3dvisioneyecare.com]



PA2

PA1

EXHIBIT F



EXHIBIT E



EXHIBIT D



120TH AVENUE
ROOF ELEVATIONS

1/8/2016

JēHN
ENGINEERING

5690 WEBSTER STREET
ARVADA, CO 80002
PH. (303) 423-6036 FAX (303) 467-9438

J:\257\214-137 5702 W. 120TH\CIVIL\EXHIBITS\3D RENDERING NEIGHBOR ROOF ELEV.dwg, 1/13/2016 10:46:25 AM



JeHN
ENGINEERING

5690 Webster Street
Arvada, Colorado 80002
(800)547-JeHN, (303)423-6036
(303)467-9438fax



September 22, 2015

Mr. Russell Clark
Jefferson County Zoning and Planning Department
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

RE: 5702 W. 120th Ave. Land Development Application

Dear Russ:

On behalf of our client Home Storage Developments, LLC (the "Applicant"), we are formally submitting this Land Development Application for the rezoning, Subdivision (Platting), and Site Plan of the property located at 5702 W. 129th Avenue in Jefferson County. It is the intent of the Applicant to obtain Water and Sewer service for the project from the City of Broomfield.

The site consists of 3.6 acres and is located in an enclave of unincorporated Jefferson County adjacent to Broomfield to the north, east and west and adjacent to the City of Westminster to the south. The site is primarily vacant except for an existing single family residence located on the southern portion of the site. The primary access to the site is via the West 120th Avenue service road. The residence is accessed by an existing 30.87 foot public ingress and egress easement dedicated to Broomfield on the Donelson Subdivision plat recorded at Reception No. 88050833, which easement is located on adjacent property along the entire western boundary of the site.

The Application proposes to rezone the site from the Agricultural Two (2) zone district to Planned Unit Development with two separate land use planning areas -- 1.8 acres to the north (PA 1) and 1.8 acres to the south (PA 2). PA 2 will allow single family residential homes of a density consistent with the residential neighborhood to the south in the City of Westminster. PA 1 is proposed to be rezoned to allow a multi-story indoor warehouse building and other similar light commercial uses compatible with the surrounding neighborhood including business and professional offices, medical and dental offices and clinics, and laboratory uses.

The warehouse building is proposed to be approximately 91,192 square feet, with three stories above a walk-out basement. The proposed architecture has been designed for a high-end aesthetic with materials consistent with the neighborhood and includes masonry, glass and stone. The colors are also proposed to be consistent with the neighboring buildings. The landscape design integrates a variety of plant materials consistent with Jefferson County's development standards. An access road will circle the building. The main office is proposed to be in the northwest corner of the building, and customer parking will be provided adjacent to the office. Loading will be in the rear of the building. A pedestrian connection will be provided to the existing sidewalk on the south side of the West 120th Avenue service road.

As a component of the rezoning request, the Applicant seeks an exception to the North Plains Area Plan which currently does not accommodate the indoor warehouse use proposed by the Application. In support of the Application, the following documentation is provided:





Official Development Plan
Site Development Plan
Drainage Report
Construction Documents

Documents Folder

Land Development Application
Sensory Impact Report
Form 6000
Traffic Study
Soils Study

Survey Folder

Preliminary Plat
Title Commitment
Deed
Boundary Closure Report

I will drop off the application fee tomorrow. Thank you for your review and we look forward to working with Jeffco staff on this project..

Sincerely,

Mark F. Bishop, PE
JeHN Engineering



5690 Webster Street
Arvada, Colorado 80002
(800)547-JeHN, (303)423-6036
(303)467-9438fax



January 15, 2016

Alan Tiefenbach, Planner
Jefferson County Planning
100 Jefferson County Parkway
Golden, Colorado 80419

Re: Extra Space Storage, Official Development Plan, 5702 W. 120th Avenue,
Case No. 15-122995 R2, Response to First Submittal Comments

Dear Mr. Tiefenbach:

Thank you for your comments to the First Submittal of the above-referenced rezoning project. This letter serves as a comprehensive response to your comments from County Planning and Zoning and to other referral agencies that have also provided comments.

COMMENTS OF ALAN TEIFENBACH, PLANNER, JEFFERSON COUNTY

Community Plan Recommendation:

The subject property is located in the North Plains Area Plan and is recommended for Limited Commercial. The subject proposal is not in conformance with the area plan recommendation. Our response comments are highlighted in yellow throughout the letter for your convenience.

The applicant submitted a Plan Exception letter. Plan exceptions are evaluated by planning staff and determined by the Planning Commission. The letter submitted did not address the residential component of the rezoning. This should be done on the next draft of the letter. Three criteria should be addressed:

- **Team response comments:**

The proposed Official Development Plan (ODP) includes two separate planning areas. Land Use Area 1 is located on the north side of the site adjacent to 120th Avenue and permits indoor warehousing - storage and self storage, medical and dental offices and clinics, and laboratory uses. The North Plains Area Plan (Plan) recommends Limited Commercial uses for the project site. Limited Commercial uses include medical and dental offices and clinics, and laboratory uses, so those uses proposed in Land Use Area 1 of the ODP are in compliance with the Plan.

Land Use Area 2 is located on the south side of the project site adjacent to an existing residential neighborhood within the City of Westminster, and permits single-family residential uses. This portion of the project site includes an existing single-family residence. Land Use Area 2 is planned for residential use to accommodate this existing use, but also to provide a much-needed buffer from 120th Avenue for the residential neighborhood to the south.

It is the indoor warehousing, storage and self-storage uses in Land Use Area 1 and the residential uses in Land Use Area 2 that are not in compliance with the Plan and are the subject of the request for a Plan Exception. Below is a discussion of the uses that are not in strict compliance with the Plan and why these uses meet the three criteria for approval of a Plan Exception.

1. The purpose of the exception is to address a unique situation and is articulated as to the reasons of the unique situation; and

Staff does agree with the applicant that the property is an enclave parcel. However, enclave properties exist throughout the County and this condition existed when the Plan recommendations were adopted. Also, Staff is unsure of the connection between how the property being an enclave parcel is a unique situation which warrants an exception for the plan recommendations for a self-storage use. The market demand for a proposed land use could be argued in virtually every rezoning case, so this is not a unique situation

The Plan Exception letter refers to a CMP policy that states that “when non tax generating uses are abandoned, office or light industrial uses are encouraged when the property abuts an arterial road”. The term ‘non tax generating uses’ does not refer to sales tax, but rather property taxes. This policy does not apply to this property. Further, the letter states that self-storage is an extremely similar use to medical and professional office uses. Staff does not agree that self-storage is extremely similar to medical or office buildings, as self-storage generates little or no primary jobs (which is the intent of the CMP policy listed above). Also because the nature of self-storage is to maximize storage area, these types of uses tend to be multi-story, massive buildings with a minimum of site landscaping improvements. Medical or office buildings are designed for the functionality of people rather than storage and contain more landscaping and site amenities, and it is not unusual to find medical offices integrated into a local community.

The applicant submitted a study which indicated the municipalities where self-storage is allowed in Commercial Zone Districts. Staff notes the study reflects that in the Cities of Westminster and Broomfield, which border this property, self-storage is only allowed in industrial, not commercial zone districts. Staff does acknowledge the

study shows self-storage is allowed in numerous commercial districts of differing municipalities. However, this still does not show how this is a unique situation.

- **Team response comments:**

The project site is unique because it is a small parcel (3.6 acres) surrounded on three sides by the City and County of Broomfield and on the fourth side by the City of Westminster. All of the land surrounding this Jefferson County enclave has been developed within these separate jurisdictions. Although there are a number of other enclaves within the Plan area, only eight of those enclaves have two different jurisdictions surrounding them. Accommodating the land use patterns of three separate land use jurisdictions is a challenging task for any owner of these enclave parcels. Development of an enclave requires a delicate balancing of potentially conflicting regulations and existing land use patterns.

The project site is also unique because the Plan only recommends Limited Commercial uses in four small areas within the Plan's boundaries. The project site is one of these four areas and is currently zoned A-2. A second area is located just to the west of the project site, and consists of 8.5 acres bordered by residential uses to the west in the City and County of Broomfield and to the south in the City of Westminster and commercial uses to the north and east in the City and County of Broomfield. This second area was recently rezoned to Planned Development which allows Commercial-One zoning with certain exceptions. The Jefferson County website shows this area is currently being developed as mixed use commercial and senior apartments, a residential use.

The third area the Plan recommends for Limited Commercial consists of two separate parcels located just to the north of I-70 and just to the east of Garrison Street in an area surrounded by the City of Wheat Ridge. The western parcel in this area was recently rezoned to a Planned Development that allows industrial use including a contractor storage facility. The eastern parcel has also been zoned Planned Development since 1978 and has been used since 1980 as a mini-warehouse facility, an industrial use. The two parcels in this area are bordered by I-70 to the South and medium density (4du/acre) residential uses to the west, north and east.

The fourth area is located at the southwest corner of Ward Road and W. 64th Avenue, and is bordered by residential uses to the west and east. This area includes a My Goods Market gas station and convenience store, Taco Bell, and an office building. The office

building is consistent with Limited Commercial, but the gas station and fast food restaurant are both discouraged by the Plan in a Limited Commercial area.

In analyzing these four areas, it becomes clear that the uses permitted in these four areas are not consistent with each other. However, the four areas are similar because they are each bordered by residential uses. The use of the Limited Commercial designation in the Plan seems to be more of a catch-all for unique areas bordered by residential uses that do not quite fit into any other land use category. The project site is just such a unique area bordered by residential uses. Further, the use of two of the parcels within the third enclave area for contractor storage and for mini-warehouse storage, suggests that indoor warehouse storage and self-storage are not inconsistent with the Limited Commercial recommendation of the Plan. Although the existing mini-warehouse facility in the third enclave is similar to the proposed indoor warehouse on the project site, the proposed indoor warehouse is a significant upgrade in style and appearance to this existing mini-warehouse facility.

The uses permitted in Limited Commercial areas in the Plan, as discussed above, suggest a pattern that varied uses will be permitted provided those uses do not create any negative impacts to the adjacent residential communities. As discussed below, the indoor warehouse use proposed on the project site has minimal noise and traffic impacts and is more aesthetically pleasing than many of the existing uses in the Limited Commercial areas. The purpose of the residential component of Land Use Area 2 of the ODP is to further mitigate any negative impacts by providing a buffer between the indoor warehouse and other commercial uses permitted in Land Use Area 1 and the residential neighborhood to the south in the City of Westminster.

However, because the impacts of this development would be primarily to the cities of Westminster and Broomfield, staff could support this use in this location if the two jurisdictions supported this rezoning proposal. Staff notes at this point Westminster has indicated concerns. (A revised Plan Exception Letter would still be needed.)

- **Team response comments:**

The development team has engaged the City and County of Broomfield in the design process. We have met with representatives of the City Manager's office and Planning staff. In the referral response from John Hilgers, Planning Director for Broomfield, dated October 19,

2015, he indicates that Broomfield supports the architectural standards set forth in the ODP. In addition, Staff has determined that due to the noncontroversial nature of the application we did NOT need sketch plan review with City council and would only need to have a final out of city service agreement approved. The City has provided a will serve letter that supports the application, and we continue to work with Broomfield to obtain all necessary approvals required. (Please see the letter from the City and County of Broomfield attached hereto as Exhibit A).

We have received an email from staff at the City of Westminster that staff has no objection to the application (please see the email from Michelle Stephens, Senior Planner, dated December 10, 2015, attached hereto as Exhibit B), and we believe we have addressed any concerns of the City to the satisfaction of the staff.

2. The negative impacts, if any, to the surrounding community can be mitigated or eliminated or these impacts are comparable to the recommended land use; and

Staff agrees with the applicant that some of the impacts, such as traffic or noise, could be less than what is recommended by the Plan. However, as mentioned below, staff believes the massing and height of the proposed building could have considerable impacts on the adjacent residences, commercial properties, and have deleterious effects upon the viewshed from 120th Avenue.

- **Team response comments:**

The Plan identifies Limited Commercial uses as professional and medical office, grocery stores up to 10,000 square feet, small restaurants, including specialty restaurants with drive-thru, fitness centers, convenience services uses such as beauty salons and cleaners, and retail businesses that are typically less than 5,000 square feet in size. Many of these uses would generate significant traffic and noise and require large parking lot areas. To the contrary, the indoor warehouse self-storage use planned for PA1 generates less traffic and noise than many Limited Commercial uses. The proposed indoor storage use is more aesthetically pleasing because it will have the appearance of an office building, but it does not include a large field of asphalt or concrete for parking.

Staff has raised concerns regarding the massing and height of buildings permitted in Land Use Area 1. The ODP proposes a height limit of 40 feet (which does not apply to architectural design features), a front setback of 50 feet, a side setback of 30 feet (please see the

revised ODP), a rear setback of 20 feet, and a maximum building footprint of 51% of the project site. These building standards are comparable to the building standards set forth in the Restricted Commercial-One district, the most restrictive commercial zoning category in the County's Zoning Resolution. The height limit of 40 feet is only 5 feet higher than the Restricted Commercial-One district, and the setbacks are the same as or more restrictive than the setbacks in Restricted Commercial-One. Restricted Commercial-One also allows roof-mounted solar up to a maximum of 45 feet, which is higher than the height limit in the ODP.

To illustrate the massing and height permitted by the ODP, we have created photo simulations that depict the building currently proposed for Land Use Area 1 amidst the existing buildings and streetscape of 120th Avenue. Please see attached Exhibits D through F. These photo simulations show that the buildings immediately adjacent are smaller than the proposed building, but when you view the aerial photo simulations, you can see that in the immediate area, there are other buildings of similar scale and massing.

The residential use in Land Use Area 2 would generate less impact than the Limited Commercial uses with less noise, less traffic and smaller improvements overall. The residential use of Land Use Area 2 also provides a necessary buffer between 120th Avenue to the north and the residential neighborhood to the south in the City of Westminster. Providing a buffer to the neighborhood protects the residents from unnecessary impacts to their homes and recognizes the existing land use pattern within the City.

The topography of the project site lends itself to additional buffers from 120th Avenue. The existing grade change from the northern edge of the project site to the southern edge of Land Use Area 1 averages about 18 feet (see the site section attached as Exhibit C). The grading condition will lessen the visual impact of the indoor warehouse to the existing residential uses to the south.

3. The exception is not considered to be setting a precedent.

Allowing for a mini-warehouse storage facility where Limited Commercial is recommended by the Plan would be precedent setting. The logical result of granting this Plan Exception would be that all properties currently recommended for Limited Commercial would potentially seek Plan Exceptions for similar reasons. While staff agrees that self-storage is presently in high demand, Staff does not believe that evaluation of land use and related entitlements should be almost entirely based on

market demands for a particular land use, and if that were the case, it would be setting a policy precedent.

- **Team response comments:**

Of the four areas within the Plan that are recommended for Limited Commercial, three of them are either already developed or in the process of being developed. One of the areas is already being used for contractor storage and mini-warehouse uses, so the precedent already exists for storage uses within Limited Commercial areas. Another area is being developed for senior housing, a residential use, and so the precedent has already been set for residential use within Limited Commercial. Approving this Plan Exception will not open the door to storage uses in other areas of the Plan because the other areas where Limited Commercial is recommended have already been developed and some contain uses similar to those proposed by this ODP.

In addition, the site's small size of 3.6 acres and the fact that it's surrounded by the City and County of Broomfield and the City of Westminster is not likely to be duplicated in other parts of Jefferson County where Limited Commercial may be recommended by another area plan that is part of the Comprehensive Plan. Because of the project site's proximity to two other jurisdictions, the proposed ODP strives to accommodate the land use planning objectives of all three jurisdictions while maintaining the character of the surrounding neighborhoods in a manner that can be supported and embraced by the community.

However, as already mentioned, because the impacts of this development would be to the cities of Westminster and Broomfield, staff could support this use in this location if the two jurisdictions supported this rezoning proposal.

- **Team response comments:**

For the variety of reasons set forth above, approval of this Plan Exception request will not set a new precedent. Jefferson County will be able to point to a number of unique and distinguishing factors that justify approval of this project, including the support of the City and County of Broomfield and the City of Westminster.

Because indoor storage uses generate traffic levels that are far below that of a typical commercial development, indoor storage use is relatively benign. This project will serve as a transitional buffer between the heavily traveled 120th Avenue corridor and the existing and future residential uses to the south. While technically indoor storage is permitted only in light industrial zone districts, in reality the

functional usage of indoor storage is lower in intensity than virtually all commercial uses that would be allowed on this site by the Limited Commercial category recommended by the current Plan.

Further the proposed use is a benefit to existing commercial uses that would now have an opportunity for “just in time” storage for critical supplies. Given typical rental rates, retailers and other businesses can store product and supplies in this facility and better utilize expensive retail space. By designing the building as “flex” space, the applicant is capitalizing on the current needs of the community for highly functional space. As businesses come and go and evolve, the proposed building will lend itself to a variety of uses and will not sit idle as many single use specialty buildings may.

Because the City and County of Broomfield is in agreement with the proposed uses, and the City of Westminster has no objection, we respectfully request staff support of the project.

ODP

1. Staff has concerns with the height and massing of the building. The applicant submitted a height study which indicates the adjacent car wash is 33 feet, and the adjacent office building is 38. Staff does not understand how the adjacent 1 ½ - 2 story car wash is 33 feet in height and how this is being measured. Although the average height, according to the applicant, is 40 feet, the building rises nearly 52 feet as viewed from 120th Avenue.
 - a. Staff recommends you provide photo-simulations or graphics that depict the building in relation to the surrounding structures, as well as how it would look as viewed from the adjacent residences. This could help staff evaluate and potentially support the height and massing as proposed.

- **Team response comments:**

The applicant has worked with Staff over the past months in response to previous comments regarding the massing of the building. The request was made by Staff to design the northern façade of the building to give the appearance of two smaller buildings rather than one larger building. In response, the applicant has provided a design that breaks the building into two parts or “buildings”, one about 1/3 of the façade (western), the other about 2/3 of the façade (eastern). The two parts are separated by a recess in the building that is roughly 20 feet wide and is set back 10 feet from the western portion and 5 feet from the eastern portion. The recess has also been designed with a dark masonry color to accentuate the recess and aid in the appearance of a separation or “seam” between the two “buildings.” The

western portion of the facade is set 5 feet in front of the eastern portion.

Additionally, the two portions are designed with different colors and materials. The western portion has a darker stucco body color with lighter accent stripes set against a dark masonry material (brick). The eastern portion is designed with a lighter stucco body color and darker accent stripes set against a lighter masonry material (split faced CMU). The western portion of the façade is also designed with one large window opening in contrast to the eastern portion which is designed with multiple smaller window openings. The net effect of the pushing out, pulling in, recessing the “seam” and the change in color/material is a sense that there are two buildings rather than one.

As discussed above, to illustrate the massing and height permitted by the ODP, we have created photo simulations that depict the building currently proposed for Land Use Area 1 amidst the existing buildings and streetscape of 120th Avenue. Please see attached Exhibits D through F.

2. The ODP proposes 15 foot side setbacks, but the SDP you submitted shows at least 30'. Please consider increasing the setbacks on the ODP.
 - **Team response comments:**
We have revised the ODP to increase the side setbacks to 30 feet.
3. Staff recommends language in the ODP that requires buildings longer than 75 feet in length to be broken up to have the appearance of multiple buildings.
 - **Team response comments:**
We have revised the ODP to add language in the Architectural Standards that reads as follows: “Buildings longer than 75 feet in length shall use design features to break up the façade of the building. [See example elevations to the right.]”
4. The City of Broomfield states their sub-area plan promotes wrought iron fencing with brick masonry columns. Staff recommends you incorporate this into the fencing requirements of the ODP.
 - **Team response comments:**
We have revised the OPD to add language to the Fencing, Landscaping, Signage and Lighting section for Land Use Area 1 to read as follows: “Fencing shall consist of wrought iron fencing with brick masonry columns.”
5. Please note that whoever will be the owner of the property at the time of ODP recording is the one required to sign the ownership certification on the ODP. The

signature block must be formatted accordingly. Please submit the Operating Agreement, Articles of Incorporation and/or Statement of Authority which indicates the organization of the ownership entity and who can sign on behalf of it.

- **Team response comments:**

The owners of the property at the time the OPD is to be recorded will be the individual owners noted on the revised ODP. There will not be an entity signing the ODP.

6. Please refer to the red-marked ODP for additional comments.

- **Team response comments:**

Please see the revised ODP which addresses all comments made by Jefferson County staff in the redlines.

Please see attached comments from the following agencies:

- Planning Engineering
- Transportation and Engineering
- County Geologist
- Cartography
- Long Range Planning
- Addressing
- Public Health
- Xcel Energy
- City and County of Broomfield
- City of Westminster

COMMENTS OF SEAN MADDEN, CIVIL PLANNING ENGINEERING, JEFFERSON COUNTY

RE: 15-122995RZ; Pre-Application for Rezone – 5702 W. 120th Avenue

These comments have been based upon the application package and the requirements of the Jefferson County Land Development Regulation (LDR), the Jefferson County Zoning Resolution (ZR), the Jefferson County Storm Drainage Design and Technical Criteria (Storm Drainage Criteria) and the Jefferson County Roadway Design Manual (Roadway Manual).

Rezoning Comments

1. Site Development Plan: The applicant needs to be aware that prior to the issuance of a building permit, a Site Development Plan Approval is required; please see the Zoning Resolution, Section 1.I for more detail on the requirements for the Site Development Plan.

- **Team response comment:**

A Site Development Plan has been submitted, and the applicant is waiting for complete referral comments.

2. Plat: The applicant needs to be aware that prior to building permit and/or lot sale a Plat is required in conformance with the Land Development Regulation.

- **Team response comment:**

A Plat has been submitted, and the applicant is waiting for complete referral comments.

Preliminary And Final Plat And/Or Site Development Plan Comments
Preliminary And Final Plat Document

1. Preliminary and Final Plat Content: The Preliminary and Final Plat should include all information required in the LDR Section 6.

2. Public Streets/Roads, Right of Way Dedication: Right-of-way dedication is required for adjoining, internal and connecting public streets/roads in accordance with the following table: (LDR 15.A.1.a)

Classification	Width (feet)	Street/Road Name
Freeway/Parkway	200	
Principal Arterial Street, above 25,000	130	
Minor Arterial Street, 10,000 to 25,000	100	
Collector Street, 1,000 to 10,000 ADT	37* or 50	120 th Avenue Frontage Street
Local Street, below 1,000 ADT	36* or 50	
Principal Arterial Road	100	
Minor Arterial Road	70	
Collector Road, above 1,000 ADT	50	
Local Road, below 1,000 ADT	50	
Cul-de-sac turn-around	45 radius	

* For templates with detached sidewalks only additional sidewalk sign and maintenance easements are required.

- Adjoining Right-of-Way: This project adjoins 120th Avenue Frontage Street. 120th Avenue Frontage Street is classified as a Collector street/road on the Major Thoroughfare Plan. Dedication of right-of-way will be required adjoining the subject property measured 25 feet on either side from the centerline of the street/road if not previously dedicated. The centerline of the existing street/road and proposed right-of-way or the boundaries and recording information of previously dedicated right-of-way shall be shown. (LDR Section 15.A.1.a(1) and LDR Section 15.A.1.a(4))
- Existing Right-of-Way: Previously dedicated rights-of-way shall be shown, with the book and page or reception numbers of the recorded deeds noted. If right-of-way for [street/road name] adjoining this property has not been dedicated, this information shall be noted on the survey. (LDR Section 8.D.9)

3. Private Street/Road Easements: Dedication of an emergency access easement across the interior and exterior private access drives is required. The on-site private access drives shall be a minimum of 25 feet wide and labeled as a “Utility and Drainage Easement and Private Access Drive” (LDR Section 15.A.1.a.(2)). Also, the plat dedication shall include the private access drive dedication.(LDR Section 8.F.2.c).

4. Public Street/Road Intersections: Property line corners at street intersections shall be rounded at the intersections by a 30-foot radius (LDR Section 15 A.1.a.(5)).

4. Private Street/Road Intersections: Private street easement(s) shall be rounded at the intersection(s) by a 30-foot radius (LDR Section 15 A.1.a.(5)).

5. Notes: Notes and restrictions regarding access, grading, drainage, floodplains and maintenance shall be placed on the Site Plan in accordance with the LDR and Zoning Resolution and as required by the Planning and Zoning Division.

6. Non-Buildable Areas: Non-buildable areas should be fully dimensioned and tied to reference points and be shown by a fine, continuous line (LDR Section 8.D.12). Such areas include the proposed 100-year floodplain, areas deemed by the Geologic Report as “non-disturb” or “non-build” and rock outcrops (LDR Section 14.A.2).

7. Drainage Easements: Drainage easements are required to be dedicated to the County and state that the County has the right of access on the easements which shall be kept clear of obstructions to the flow and/or obstructions to maintenance access (Section 3.3.9 of the Jefferson County Storm Drainage Design and Technical Criteria). Easements shall be dedicated according to the following:

DRAINAGE FACILITY	DRAINAGE EASEMENT WIDTH
1. Storm Sewer/Subsurface Groundwater Collection System Mains /Interceptor Underdrains (a) less than 36" dia. (b) equal to or greater than 36" dia.	20' Twice the pipe invert depth with sewer placed within the middle third of the easement (minimum width = 20')
2. Open Channel/Swales (a) Q_{100} less than 1 cfs (b) Q_{100} greater than or equal to 1 cfs and less than or equal to 20 cfs (b) Q_{100} greater than 20 cfs	5' minimum 15' minimum 15' minimum (Must accommodate Q_{100} plus one foot of freeboard)
3. Detention/Retention/Water Quality Ponds	As required to contain storage and associated facilities plus adequate maintenance access to the pond and around perimeter.
4. Along Side Lot Lines for single-family residential subdivisions as required.	The easement will be a minimum of 5' in width, centered on the lot line.

Dedication of easements to the County is required for all pipes, channels, swales and other drainage appurtenances and facilities (including those located on adjoining property).

8. Landscaped Strips: A landscaped strip shall be preserved adjacent to all freeways, arterials and collector streets in accordance with the following: (ZR Section 15.F.1.a)

Street Classification	Landscaped Strip Width	Street Name
Freeway	30 feet	
Arterial/Parkway	20 feet	
Collector	10 feet	120 th Frontage Street

9. A copy of the Exhibit "A" subject to the requirements of Section 33 of the LDR should be submitted. The Exhibit "A" must also include but is not limited to:

- a. Private streets/roads
- b. Water and sewer facilities. Note: If the water and sanitation district assure the County in writing that it can guarantee the water and sewer system improvements, the plans do not need to be submitted and the water and sewer facilities do not need to be placed on the Exhibit "A".
- c. Drainage improvements
- d. Any quantities for rotomilling and asphalt patching necessary to make utility connections. {only for asphalted County maintained roads}
- e. Traffic signs (stop)
- f. Phased Grading Erosion and Sediment Control

10. Quantities shall be in groups that reference specific street/road names or other identifiable subdivision features. For more Information please see the standard format at http://jeffco.us/jeffco/planning_uploads/apps_handouts/exhibit_a.pdf

11. Separate line item[s] shall identify the quantities and costs for those improvements when the developer will provide cash in lieu of construction.

12. A separate Exhibit "A" for landscaping, if required, needs to be submitted to and be approved by Planning and Zoning.

- **Team response comment:**
 The applicant will comply with the above requirements.

Engineering Design Standards

Circulation (Horizontal and Vertical Control)

1. Street Repair After Utility Connections: The applicant will be responsible for guaranteeing and completing any rotomilling and asphalt patching on street/road necessary to complete utility connections. Refer to the Exhibit A comment section for additional information.
2. Street Template Requirements: The proposed public street/road will need to be constructed to meet current [street class] street/road template standards. See Template [x] in the Roadway Design and Construction Manual.
3. Public Street Road Improvements-Adjoining Collector: The applicant will be responsible for improving the adjacent one-half of 120th Avenue Frontage Street to current local [collector] template standards, which may include adjusting,

reconstructing, and providing a pavement overlay to the existing cross section, if substandard (LDR Section 15 A.1.e.(2)).

4. Intersection Design: The following needs to be revised at the proposed intersection. (AASHTO vehicle classifications are in parenthesis)

A computer analysis for design vehicles outlined below: (local\local and low volume local/collector street/road intersections City Transit Bus (City-Bus) and the Fire Districts Largest Truck). Collector/collector intersections and collector/arterial intersections Interstate Semi Trailer (WB-20[WB-67])

Allowable lane encroachment is outlined in the attached table.

- a. ADA curb ramps at all intersection corners in accordance with Standard 5 of the Roadway Manual.
- b. Refuge Islands are required at the Arterial-Arterial (Parkway) Intersection) in accordance with Figures (8-18) or (8-19) of the Federal Highway Administration Pedestrian Circulation Chapter.
- c. The slopes at the intersection must be in accordance with Section 3.5.2 of the Roadway Design and Construction Manual.
- d. Dual left turn lanes must be designed for design vehicles Interstate Semi Trailer (WB-67) on the outside lane **and** Single Unit Truck (SU-30) on the inside lane.
- e. Please make the additional changes as outlined in the enclosed redlines.

5. Guardrail Requirements: In locations where guardrail is required for public or private roads, design shall be in accordance with the current American Association of State Highway and Transportation Officials (AASHTO). Guardrail locations shall be shown on the construction plans. (LDR Section 15 1.b.(1))

6. Private Street Design: Private streets (any access serving more than one lot and non-residential driveways; existing and proposed, interior and exterior to the development) will need to be constructed to meet the requirements of Section 3.7.8.2 of the Roadway Manual. [LDR Section 15 A.1.b.(2)(a), all streets within and adjoining the proposed subdivision, and all streets connecting the proposed subdivision with other county, state or city paved streets shall be paved.] Pursuant to LDR Section 15 A.1.b.(2)(e). The requirements include the following:

- a. Turnarounds must be provided at the ends of private streets that exceed 150 feet in length. Additionally, turnouts must be provided every 150 feet along private streets with a total width of less than 20 feet. If the narrower template is used on a corner it is likely widening will be needed on the corner in order for larger vehicles to make the turn. Please see the attached design table for more information.

- b. Approaches to public streets (and modifications to the private street approaches) shall meet the requirements of Standard 9 of the Roadway Manual.
- c. *Minimum horizontal curve radius is 30 feet (Section 3.7.8.2.1 of the Roadway Manual).
- d. Maximum grade shall be in accordance with Section 3.7.8.2.4 of the Roadway Manual.
- e. Private street width shall be in accordance with paragraph 3.7.8.2.2 of the Roadway Manual
- f. Curb and gutters or ditches shall be provided for subdivisions in the plains areas in accordance with LDR Section 15 A.3.
- g. Sidewalks shall be provided for subdivisions in the plains area in accordance with LDR Section 15 A.4.

* Please be aware that most fire truck's turning radii varies from 40 to 50 feet. Please check with the Fire Protection District for the latest design vehicle dimensions and turning radius. In most cases, the minimum 30-foot radius will not be adequate for fire trucks, trash trucks and moving trucks. Minimum turning radius for trash trucks and moving trucks are available in Exhibit 2-2 in AASHTO: a Policy on Geometric Design of Highways and Streets.

20. Driveway Design: Driveways (both existing and proposed) exceeding 50 feet existing or proposed in length will need to be constructed to meet the requirements of Section 3.6.8.1 of the Roadway Manual. The requirements include the following:

- a. Turnarounds must be provided at the ends of private driveways that exceed 150 feet in length (Section 3.6.8.1.5 of the Roadway Manual).
- b. Approaches to public streets (and modifications to the private driveway approaches) shall meet the requirements of Standard 9 of the Roadway Manual.
- c. *Minimum horizontal curve radius is 30 feet (Section 3.6.8.1.1 of the Roadway Manual).
- d. Maximum grade shall be in accordance with Section 3.6.8.1.3 of the Roadway Manual.
- e. Driveway width shall be a total width of 14 feet including 10-foot all-weather surface (Section 3.6.8.1.2 of the Roadway Manual).

* Please be aware that most fire truck's turning radii varies from 40 to 50 feet. Please check with the Fire Protection District for the latest design vehicle dimensions and turning radius.

21. Non-Residential Driveway Design: Non-residential driveways will need to be constructed to meet the requirements of Section 3.6.8.2 of the Roadway Manual. The requirements include the following:

a. Turnarounds must be provided at the ends of driveways that exceed 150 feet in length. As an alternative to this standard, the applicant can submit written evidence from the governing Fire Protection District approving the circulation in the parking area.

b. Approaches to public streets/roads [and modifications to the private street/road approaches] shall meet the requirements of Standard 9 in the Roadway Manual.

22. Parking Lot Design: All off-street parking and loading must meet the standards in Section 14 of the Zoning Resolution. The requirements include the following.

a. ADA Parking Requirements: Please show the ADA parking spaces on the grading plan. The grading plan also needs to show that the maximum longitudinal slope on the ADA parking spaces is 2%.

b. Parking Setbacks: The grading plan shows parking within the 6 foot parking setback. All parking spaces and loading areas shall be placed a minimum of 6 feet from any property line (Section 14.E.1 Zoning Resolution).

c. Parking Lot Paving: All parking and loading facilities in the plains shall be concrete or asphalt and all facilities in the mountains servicing more than 150 trips per 24 hours shall be surfaced with concrete or asphalt (Section 14.E.7.a Zoning Resolution). Please include a typical parking lot paving detail in the plans.

d. Parking Lot Curb and Gutter: Curb and gutter is required for all commercial and industrial parking lots. The concrete curb and gutter shall be placed around the perimeter of the parking lot and around any raised curbs (Section 14.E.8 Zoning Resolution). Please show the curb and gutter on the site plan and grading plan and include a detail of catch and spill curb and gutter on the construction plans.

e. Parking Lot Drainage: All parking and loading facilities shall be designed, graded and provided with storm drainage facilities that comply with the most recent Storm Water and Drainage Criteria except that sheet drainage shall not extend 200 feet in the direction of flow. Parking areas wider than 42 feet shall contain some mechanism for concentrated flow of drainage such as cross-pans or storm sewer. Drainage from snow storage, drip lines, sub-drains and sheet flow from areas other than parking shall be diverted away and shall not cross parking areas (Section 14.E.9 Zoning Resolution).

f. Parking Lot Grades: Parking lot grades shall not exceed 6% in any direction (Section 14.E.11 Zoning Resolution).

g. **Parking Space Delineation:** Please include the required signage and surface markings for the ADA parking in the construction plans. See Section 14.E.14 of the Zoning Resolution for the requirements.

h. **Parking Lot Stacking:** The minimum distance between the parking lot and public street or right of way is [20,40,60,80,100,120,140] feet (Section 14.H Zoning Resolution). Please revise the plans to comply with the minimum stacking distance.

23. **Residential Driveway Access to Collector & Arterial Streets:** Direct driveway access to lots adjoining collector streets is not allowed. (LDR Section 14 A.1.e)

26. **Intersection Spacing:** Street/Road/Driveway intersections shall meet the spacing requirements of the Land Development Regulation. In order to determine spacing, the nearest streets, intersections, and driveways, both adjacent and opposite to the proposed development need to be shown on the preliminary/supplemental plat/plan (LDR Section 15 A.1.c. and LDR Section 15 A.2).

27. **Stop Sign Control:** Stop sign control is required at all unsignalized intersections.

29. **Vision Clearance Triangle:** Trees, hedges, shrubs, fences, walls and other structures, and facilities and devices over 42 inches in height that would obstruct a driver's vision within the vision clearance triangle of any public street intersection will not be permitted. The triangle is measured from the point of intersection of the right-of-way/easement/lot lines extended. [If there are obstructions in the triangle on the adjoining property, the applicant will need to obtain the necessary rights from that property owner to eliminate the obstructions or the intersection will need to be relocated]. (Section 3.7.2 of the Roadway Manual)

- **Team response comment:**

The applicant will comply with the above requirements. Please note that the City and County of Broomfield has jurisdiction over the public improvements required outside of the project site, and Jefferson County has jurisdiction over the public improvements required within the project site.

Grading And Drainage

1. **Grading and Erosion Control Plan Phasing:** According to the requirements from the State of Colorado stormwater discharge permit, the grading, erosion and sediment control plan must be phased. The Grading Erosion and Sediment Control Plan must clearly depict the relationship between the phases of construction and the implementation and maintenance of BMP's.

2. **Grading Setbacks:** Setbacks for all grading and erosion control activities shall be at least 7 feet from the property boundaries and at least 25 feet from occupied structures. In order for Planning and Zoning to waive the setback requirements the applicant must demonstrate either from an approval letter from the adjoining property owner or by an

approved geotechnical report that the activities occurring within setback limitations will not adversely affect adjacent property or structures (Section 16.E.10 of the Zoning Resolution).

3. Geology and Soils: The applicant will need to submit a Soils and Geotechnical Report with the Site Development Plan application (Section 1.1.3.d(6) of the Zoning Resolution).

4. Infiltration Encouraged: Where soil types allow, the County encourages the use of structural BMPs that match the runoff reduction and water quality recommendations of the Urban Drainage 4-step process outlined in UDFCD Volume 3, BMP Planning for New Development, beginning on page ND1. Step 1 BMPs reduce the required WQCV and there are other BMPs that meet the water quality basin capture volume requirement in addition to the extended detention basin. Reduction in the total required stormwater detention volume is permitted for site that confirm to the criteria in Urban Drainage for minimizing directly connected impervious area please see Chapter 14 of the Jefferson County Storm Drainage Design and Technical Criteria for more information.

5. Full Spectrum Detention: In order to minimize damage to downstream properties Full Spectrum Detention is required for all new detention ponds and regional ponds that will be utilized as part of a development project (Chapter 14.2 of the Drainage Manual). Please see the criteria for full spectrum detention in the Urban Storm Drainage Criteria Manual Volume II (Storage). A new detention pond design checklist is also available in the appendix of the new Drainage Manual for more information on stormwater detention pond(s) design.

6. Drainage Off-site: It must be demonstrated that the detention pond outfall has a means of draining into an existing drainageway or storm sewer system. In addition, the capacity of the drainageway or storm sewer shall be verified.

7. Drainage Off-site: The County requires that the flow released from the site be channeled (pipe or swale) to an existing drainageway or storm sewer (Section 16.E.11.a of the ZR). If the land(s) between the site and the drainageway or storm sewer is not owned by the applicant, the applicant will need to acquire an easement from the land owner(s) to accommodate the altered discharge of storm drainage flow on adjoining land(s). The easement(s) provides the right to construct and maintain the drainage swale or pipe and associated drainage improvements as required by (Section 3.3.9 of the Storm Drainage Manual This requirement cannot be deleted or waived by the County. It is essential, that the applicant be aware of this requirement and be able with some certainty to comply with the County's requirement to obtain the necessary rights from other property owners as discussed above.

- **Team response comment:**

The applicant will comply with the above requirements.

Fire Protection

1. Fire Hydrants (Section 24, LDR):

- a. Fire Hydrants: Fire hydrants shall be provided when a water distribution system will serve the proposed development (LDR Section 24.A.1.).
- b. Fire Department Access: All streets and roads, including emergency access, shall be designed and constructed according to Section 3.1 of the County Roadway Design and Construction Manual (LDR Section 24 A.3.a).
 - **Team response comment:**
The applicant will comply with the above requirements.

Landscaping

1. Vision Clearance Triangle: Vision clearance triangles, sized according to the Zoning Resolution, must be shown at all intersections on the plan.

- **Team response comment:**
The applicant will comply with the above requirement.

Additional Requirements

1. Construction Documents: Construction documents are required for all construction associated with the plat/exemption or site development plan. Please submit all plans and reports in an electronic PDF format construction plans. The Plans may be either emailed to the case manager or put on a CD.

- **Team response comment:**
The applicant will comply with the above requirement.

2. Private Maintenance Organization: The applicant will be required to establish an organization (normally a property or homeowners' association) to own and maintain private streets, drainage and detention facilities and common areas unless an existing organization agrees in writing to maintain these improvements.

- **Team response comment:**
Land Use Area 1 will only contain one lot owned by one owner with responsibility for all areas located on the lot, and an association will not be necessary. At the time of development and replat of more than one lot on Land Use Area 2, an owner's association will be required.

3. Traffic Impact Fees: LDR Section 33 A.8 requires the payment of TRAFFIC IMPACT FEES when obtaining a building permit on any lot within this development. This development will not be eligible for any credit towards the full amount of the fee.

- **Team response comment:**
The applicant will comply with this requirement.

Conclusion

1. These initial case comments are based solely upon the submitted preliminary application package. They are intended to make the applicant aware of regulatory requirements. Failure by Planning or Engineering to note any specific item does not relieve the applicant from conforming to all County regulations. Furthermore, if the proposed site layout and design are altered substantially during subsequent County land development processes (rezoning, platting, exemptions, additional submittals), Planning Engineering reserves the right to modify these initial comments or add appropriate additional comments.

MIKE VANATTA, PRE-CONSTRUCTION ENGINEER, JEFFERSON COUNTY

Wants a second referral

ROBERT TAYLOR, CORRIDOR PROJECTS ROW, JEFFERSON COUNTY

No Concerns

DEREK SCHULER-TRAFFIC /TRANS ENGINEER, JEFFERSON COUNTY

Sidewalks should be constructed along site frontage of 120th Ave frontage road. It is recommended that sidewalks be extended to the east to connect with existing sidewalk.

- **Team response comment:**

The applicant will provide a sidewalk along the entire northern boundary of the project site. This sidewalk should connect with the existing sidewalk to the west, but there is no existing sidewalk to the east.

TRACY VOLKMAN

JEFFERSON COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION

COMMENTS

Jefferson County Public Health (JCPH) provided comments on April 10, 2015 regarding the pre-application process for this proposal. We have reviewed the documents submitted by the applicant for this rezoning process and have the following comments: The applicant must submit the following documents or take the following actions prior to a ruling on the proposed rezoning of this property. NOTE: Items marked with a "

Please read entire document for requirements and information. Please note additional documentation may be required.

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
		Submit a will serve letter from the Water and Sanitation District to provide proof of public water and sewer services in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 21 and Section 22. Please note both properties must be served by public sewer.	Water and Wastewater

- **Team response comment:**
 Please see will serve letter from the City and County of Broomfield, attached hereto as Exhibit A.

Water

The Water and Sanitation District must still provide a will serve letter stating that public water and sewer services are available for the proposed mini-storage units, office uses and the residential property.

- **Team response comment:**
 Please see will serve letter from the City and County of Broomfield, attached hereto as Exhibit A.

If the existing wells will be abandoned, they must be properly abandoned in accordance with the CDWR rules and regulations. JCPH requests copies of the abandonment reports.

- **Team response comment:**
 Upon completion of construction of the water infrastructure to the existing residence, the well will be abandoned and documentation of proper abandonment will be provided to the JCPH.

Wastewater

JCPH has limited records of an onsite wastewater treatment system that serves the property at 5702 W. 120th Avenue. This system must be abandoned at the time of site development and the residential property must be connected to public sewer services since it is within the District for public utility services. Mr. Gordon Ballinger, Broker for the property owner, stated on April 10, 2015 that the developer will connect the residential property to public water and sewer.

- **Team response comment:**

Upon completion of construction of the wastewater infrastructure to the existing residence, the septic system will be abandoned and documentation of proper abandonment will be provided to the JCPH.

The Water and Sanitation District must still provide a will serve letter stating that public sewer services are available for the proposed mini-storage units, office uses and the residential property.

- **Team response comment:**

Please see will serve letter from the City and County of Broomfield, attached hereto as Exhibit A.

The onsite wastewater treatment system (OWTS) must be properly abandoned in accordance with the OWTS Regulation of Jefferson County. An abandonment letter must be submitted to this Department when the residential property is connected to public sewer.

- **Team response comment:**

Upon completion of construction of the wastewater infrastructure to the existing residence, the septic system will be abandoned and documentation of proper abandonment will be provided to the JCPH.

Air

A fugitive dust permit is not required for the development of this site. However, the developer must use sufficient control measures and have a dust control plan in place to minimize any dust emissions during demolition, land clearing and construction activities. This department will investigate any reports of fugitive dust emissions from the project site. If confirmed, a notice of violation will be issued with appropriate enforcement action taken by the State.

- **Team response comment:**

The applicant acknowledges that it must comply with this requirement.

Noise

Since the commercial development will be adjacent to the residential property, noise levels emitted from this property are more stringent and must comply with the Colorado Revised Statutes (Sections 25-12-101 through 108) which stipulates that the maximum residential noise levels must comply with the following 25 feet from the property line:

- 55dB(A) between 7:00 a.m. and 7:00 p.m.
- 50dB(A) at all other times.

- **Team response comment:**

The applicant acknowledges that it must comply with this requirement.

Other Comments

This Department recommends that hazardous or flammable materials not be kept in mini-storage units.

- **Team response comment:**

The applicant does not permit hazardous or flammable substances to be located within storage areas.

DENNIS DEMPSEY, JEFFERSON COUNTY PLANNING AND ZONING DIVISION, LONG RANGE PLANNING DEVELOPMENT REVIEW

Proposal: Rezone the subject property from Agriculture-Two (A-2) to a Planned Development (PD) to allow for two 1.8 acre lots. The northern lot (PA1) would be used for a multi-story indoor warehouse building and similar light commercial uses such as professional offices, medical and dental offices and laboratory uses. The southern lot for residential. The developer wishes to rezone to industrial or commercial to accommodate a 3-story mini-warehouse. The southern lot (PA2) would be rezoned to allow for residential homes and contain the existing residence.

Current Zoning: Agricultural-Two (A-2) **Proposed Zoning:** Planned Development (P-D)

Acres: Approximately 3.6 acres

Applicable Plan's Land Use Recommendations:

Comprehensive Master Plan

Community Plan: North Plains Area Plan

Land Use Recommendation: This property is subject to the recommendations in *The North Plains Area*. The subject property is located within Area 25 and the Plan recommends Limited Commercial development for this site. The applicant's proposal to rezone to allow for a mini-warehouse would probably exceed the Plan's Limited Commercial recommendation. Residential uses are also not recommended by the Plan for this site. The applicant should request a Plan Exception.

Comprehensive Master Plan Section Development Review

Section	Development Review							
Chapters	Land Use		Physical Constraints		Community Resources		Infrastructure, Water and Services	
Elements	All Development	x	General	x	Historic Resources	x	Transportation	x
	Business and Industry	x	Geologic Hazards	x	Visual Resources	x	Water and Wastewater	x
	Housing	x	Floodplains		Air, Light, Odor, and Noise	x	Water Storage	
	Mixed-Use		Wildfire		Open Space	x	Other Utilities	
	Community Uses		Radiation		Recreation and Trails	x	Services	x
	Livestock		Landfills		Recreation and Tourism		Special Districts	
	Renewable & Alternative Energy	x	Mines					
	Extractive Resources		Wildlife & Vegetation	x				
	Solid Wastes and Hazardous Materials							
	Activity Centers							
	Site Design	x						
North Plains Area Plan	Area 25	Recommended Land Use: Limited Commercial						

Plan Evaluation

General Comments:

- The subject property is located at the northeast corner of the County. It is within Area 25 of the North Plains Area Plan and is recommended for Limited Commercial type of development. The subject property contains about 3.6-acres and is currently zoned A-2. It is located to the south of W. 120th Avenue and it currently gains access off of the W. 120th Avenue frontage road.
- Limited Commercial uses are commercial uses that are in close proximity to residential uses. There should be limitations on height, size and development impacts. These types of uses would include professional and medical office that serve nearby residents, grocery stores up to 10,000 square feet, small restaurants, convenience service uses, and retail businesses that are less than 5,000 square feet in area. Gas stations, auto repair and service facilities and fast food restaurants are discouraged within Limited Commercial areas.
- The subject property is surrounded by the City and County of Broomfield to the west, north and east. The adjacent properties to the east and west are both retail/office types of Commercial development. There is an established single family residential neighborhood located to the south of the subject property, which is within the City of Westminster.
- The proposed mini-warehouse use may be more of a light-industrial type of use than the Plan's recommended Limited Commercial use. Rezoning to allow for residential use is also not recommended by the Plan.

- As the North Plains Area Plan recommended Limited Commercial development, and the applicant wishes to rezone to allow for the multi-story indoor warehouse building and residential uses, a Plan Exception should be requested.
- Plan Exceptions can be requested when the proposed land use does not meet the specific land use recommended by the Plan. Plan Exceptions may be approved by either the Planning Commission or the Board of County Commissioners when they are provided evidence that:
 1. The purpose of the exception is to address a unique situation and the reasons for the unique situation is articulated by the applicant; *the applicant addressed the unique situation by pointing out that the subject property is a small enclave of unincorporated Jeffco surrounded by the City and County of Broomfield on three sides and the City of Westminster to the south. The applicant also pointed out that the current trend is for indoor self-storage to be classified more of a commercial use rather than an industrial use.*
 2. *The negative impacts, if any, to the surrounding community can be mitigated or eliminated or these impacts are comparable to the recommended land use; The applicant's response implied that the North Plains Area Plan recommended light industrial uses for the subject property when the Plan actually recommended Limited Commercial uses. Staff would agree with the assumption that an indoor self storage business use may have less of a visual, auditory, and traffic impact to the surrounding area than the recommended Limited Commercial use.*
 3. The exception is not considered to be setting a precedent. *Staff would also agree with the applicant's premise that because the subject property is surrounded by incorporated municipalities it would be unlikely to find a similar 3.6 acre parcel*
- The applicant should provide the Plan Exception in writing at the time of the formal application. It will be evaluated by staff before being presented to the Planning Commission and Board of County Commissioners. (CMP p. 14)
- The applicant is currently working with both the City and County of Broomfield and Jefferson County to acquire the required utility services needed to accommodate the proposed uses. At the time of the formal rezoning application, the applicant should provide proof of an adequate and available water supply and sanitation service to serve all of the proposed uses. *Not provided at this time. It is the applicant's intent for the City of Broomfield to provide water and sewer services for this subject property.*
- The applicant should also provide a fire service verification letter from the applicable Fire Protection District acknowledging that the subject property is within the District's jurisdiction. *A "confirmation" letter from the North Metro Fire Rescue District was provided by the applicant verifying that the subject property is within the District's service area.*

- **Team response comment:**

Please see comprehensive response above under the discussion of the Community Plan recommendation.

Land Use

North Plains Plan Policies

- The North Plains Area offers a variety of jobs and services. The unincorporated portion of the North Plains area should concentrate on creating and maintaining an appropriate jobs-housing balance.

- Retail development that is ancillary to office/industrial land uses is acceptable throughout office/industrial areas. (NP p. 8)

- Agricultural and ranching land uses, if consistent with current zoning, should be allowed in all areas, in addition to the other land uses named. (NP p. 5)

- **Team response comment:**

Because of the small size of the project site, agricultural and ranching land uses would not be consistent with the surrounding area or the proposed uses of the project site.

- When retail, office or industrial development is proposed adjacent to existing residential properties, an adequate buffer should be provided to mitigate the impacts of the new development, e.g., landscaping, setbacks, etc. *The submitted ODP shows that Lot 2, the southern lot adjacent to Torrey Peaks Filling 1 residential subdivision is planned for residential development.*

CMP General Policies

- Development and redevelopment projects should have a balance of land uses.

- The evaluation process for new Commercial projects may consider the benefits to the County such as new job creation and/or economic benefit. (CMP p. 30)

- New development projects should consider their impacts to the health of the community. Land uses that encourage active lifestyles and enhance public health should be encouraged. (CMP p. 30)

- A sense of community, sense of place and the distinctive identities for our unique communities should be maintained and promoted when possible.

- **Team response comment:**

The ODP, Plat and Site Development Plan will comply with these policies.

Infill and redevelopment

- The County's Comprehensive Master Plan (CMP) recommends that land use patterns, transportation systems and building designs conserve energy and allow for renewable, reliable and alternative energy strategies.

- **Team response comment:**

The ODP, Plat and Site Development Plan will comply with these policies.

Compatibility

- New Development should strive to properly and reasonably mitigate the harmful effects, if any, on existing and currently entitled (zoned) uses on adjacent parcels.
- New development should coordinate with existing development to ensure compatibility with the surrounding existing and allowable land uses. (CMP p. 31)

- **Team response comment:**

The ODP, Plat and Site Development Plan will comply with these policies.

Business and Industry Policies

- Land uses that expand and diversify the County's economic base and create primary jobs should be promoted. (CMP p. 32) The subject property is currently zoned for agricultural uses. Rezoning to allow for Commercial development would be a benefit to the County's tax base as well as the possible creation of new jobs.
- Office and Light Industrial, as well as uses that support small businesses are generally desirable when Commercial zoning is proposed. (CMP p. 32)

Renewable Energy

- The CMP supports the use of alternative energy through site and building design. (CMP p. 35)
- Passive and active solar access and exposure should be maximized.
- The adaptive reuse of sites and structures should be encouraged. (CMP p. 32)

- **Team response comment:**

The applicant will comply with these policies.

Site Design

- Site design should ensure that it is compatible with the natural surroundings and community character.
- When retail, office or industrial development is proposed adjacent to existing residential properties, an adequate buffer should be provided to mitigate the impacts of the new development, e.g., landscaping, setbacks, etc.

- A transition into the surrounding neighborhood through land uses and design features should be provided.
- The rezoning documents should specify the architecture and site design, including building materials; building types; separation, massing and height; and fencing, if not addressed by the Zoning Resolution.(CMP p. 38) *Architectural Standards, fencing, landscaping, signage and lighting are addressed in the ODP written restrictions.*

- **Team response comment:**

The ODP, Plat and Site Development Plan will comply with these policies.

Water Conservation

- Water conservation techniques should be incorporated into new development projects. Landscape plantings should be designed to minimize water consumption. (CMP p. 39)

- **Team response comment:**

The ODP, Plat and Site Development Plan will comply with these policies.

Physical Constraints

- There are no known geologic hazards on this property. If any are discovered during redevelopment, they should be mitigated. If there are any man-made hazards on the subject property, they should also be mitigated.

- **Team response comment:**

The applicant will comply with these policies.

Wildlife

- The Plan's Wildlife Map does not show that any wildlife concerns within the area.

Community Resources

Historic

- The existing house on the southern parcel was constructed in the 1940's. As this is over 50 years old it could be considered historically significant.

- **Team response comment:**

The application does not propose to demolish the existing house at this time. We probably need to evaluate whether the house could be considered historic in any way and state affirmatively (ideally) that it is not.

- If any historical or cultural resources are found on this site, please notify the Jefferson County Historical Commission and the Colorado Historical Society for information regarding the proper care for those artifacts.

- **Team response comment:**

The applicant will comply with this requirement.

Visual Resources

- Visual impact concerns should be addressed at the time of the formal application. Lighting, signs, outside storage areas, and fencing that are obtrusive to surrounding areas should be avoided.
- The surrounding neighborhood should be buffered from impacts of new construction such as road cuts, grading, and building footprints. (CMP p. 47)
- The views of the Front Range should be considered when planning the siting and height of new construction.
- Fencing and signs should blend into the natural landscape by using natural materials or man-made materials which have a natural appearance.
- The use of illuminated signs that negatively impact the community character should be avoided. (CMP p. 47)
- **Team response comment:**
The ODP, Plat and Site Development Plan will comply with these policies.

Air Odor Noise and Light

- When development occurs, existing vegetation should be preserved to the maximum extent possible, and disturbed areas should be revegetated. Piles of dirt should be covered or removed to minimize fugitive dust pollution.
- Odors associated with industry, home occupations, and agricultural operations should not be allowed to affect the community adversely.
- **Team response comment:**
The ODP, Plat and Site Development Plan will comply with these policies.

CMP General Policies

Existing residences should be buffered and protected from adverse impacts associated with the development project. New development should be designed to minimize air, light, odor, and noise impacts to adjacent properties. (CMP p. 47)

- **Team response comment:**
The ODP, Plat and Site Development Plan will comply with these policies.

Air

- New development should mitigate the impacts of dust and other pollutants resulting from construction, grading and other activities that may impact air quality.
- High winds in the North Plains area make the control of dust pollution difficult. Existing vegetation should be preserved to the maximum extent possible. Disturbed areas

should be revegetated and piles of dirt should be covered or removed to minimize fugitive dust pollution.

- **Team response comment:**

The Site Development Plan will comply with these policies.

Light

- The efficient use of lighting is encouraged to reduce adverse light impacts and conserve energy while providing for public safety, utility, security, productivity, enjoyment and commerce. (CMP p. 48)
- To protect the night sky and glare trespass onto adjacent properties, the light impacts from new development should be minimized.
- Light trespass from signs should also be minimized. (CMP p. 48)
- Security lighting should be kept to a minimum. The use of motion detector lights should be implemented for security purposes.

- **Team response comment:**

The ODP, Plat and Site Development Plan will comply with these policies.

Odor

- Odors associated with new development should be mitigated and not adversely affect the community.

- **Team response comment:**

The planned use of the property for indoor warehouse storage and residential use will not create any unusual odors.

Noise

- To minimize disruptive noise levels, the hours of operation for the proposed uses should be evaluated. Appropriate construction hours should be identified.

- **Team response comment:**

The applicant will work with the Building Department to set appropriate hours for construction activities.

- Where residential uses could be impacted, the use of outdoor speakers, and /or paging systems should be assessed and mitigated.

- **Team response comment:**

The uses proposed in the ODP do not involve the use of outdoor speakers or paging systems.

Open Space

- Please coordinate with Jefferson County Open Space to determine if there are any planned and/or existing trails on or adjacent to the subject site.

- **Team response comment:**

There appears to be a regional trail located along the northern side of 120th Avenue. There is no trail located along the south side of 120th Avenue. We could not find any information that a trail along the south side is planned or desired.

- An improved trails network is recommended throughout the North Plains area. State, regional and local trail systems should be connected when possible.

- **Team response comment:** Please see response above.

Infrastructure, Water and Services

Transportation

- The proposed traffic pattern should be routed to avoid conflicts with the residential neighborhoods.
- Designs that promote walking and bicycling to and from work and transit stops should be promoted.
- Transportation improvements should be made in a way that strengthens the area's sense of community.

- **Team response comment:**

The ODP, Plat and Site Development Plan will comply with these policies.

CMP General Policies

- New development should not degrade the Level of Service (LOS) below level D during peak periods.

Transportation infrastructure and parking areas should balance safety, neighborhood character, and environmental impacts. (CMP p. 52)

- Development proposals should demonstrate how the transportation system can accommodate the traffic generated by the proposed development, or how the system will be improved to accommodate the new traffic. (CMP p. 52)

- **Team response comment:**

The traffic study provided as part of the application indicates that the development proposed by the application will not change the level of service for the transportation system. The study indicates that the intersection of 120th and Chase Street currently operates at a level C or

better during peak-hours, except for the northbound through/right movements which currently operate at a level E.

Connectivity

- New development should accommodate Future Street and trail connectivity.
- Development should coordinate access points, connections, and circulation patterns with adjacent properties, where appropriate. New development should be designed to encourage pedestrian and bicycle use and ensure that obstacles to such uses are not created. (CMP p. 52)
- **Team response comment:**
Because the project site is an infill site, the Plat and Site Development Plan have included infrastructure that is compatible with the transportation infrastructure on adjacent properties.

Water Resources

- Water and other finite resources should be conserved and all resources should be used efficiently and effectively.
- The County's water resources should be protected. New development should ensure it has appropriate water service and wastewater treatment to serve the proposed uses.
- At the time of the formal rezoning application, the applicant should provide proof of an adequate and available water supply and sanitation service to serve all of the proposed uses.
- **Team response comment:**
Water and sewer service for the project will be provided by the City and County of Broomfield. Please see will serve letter attached hereto as Exhibit A.

Water Quantity

- Applications for new development projects should demonstrate that the water supply and sanitation service is adequate and available to accommodate the proposed uses. (CMP p. 53)
- **Team response comment:**
Water and sewer service for the project will be provided by the City and County of Broomfield. Please see will serve letter attached hereto as Exhibit A.

Other Utilities

- The applicant should verify that the utility companies have the capacity to serve the proposed development while maintaining existing service levels. (CMP p. 54)

- **Team response comment:**

The referral response from PSCo indicates that PSCo has no objection to this application.

- Utility lines should be located underground in new development projects when practicable.

- **Team response comment:**

All utilities will be located underground except that the existing utility line to the existing residence on Land Use Area 2 will remain above-ground until the time of future development of Land Use Area 2.

Services

- The applicant should provide a fire service verification letter verifying that the subject property is within the applicable District's jurisdiction. *Provided by the applicant.*

- Future development plans for this site will need to be submitted by the applicant and reviewed by the District prior to approval of any aspect of this development project.

- **Team response comment:**

The applicant will comply with this requirement.

- Fire protection providers should review water and sanitation district plans for water lines to ensure the adequacy of the fire flow for fire fighting.

- **Team response comment:**

The plans will be reviewed as part of the Site Development Plan. The applicant is currently awaiting comments on the Site Development Plan.

CMP General Services Policies

- New development should demonstrate how services will be provided to the site and submit related service commitment documentation.

- **Team response comment:**

Please see will serve letter from North Metro Fire Rescue District attached hereto as Exhibit G.

Emergency Services

- New development proposals should consider Public safety needs. (CMP p. 55)

- **Team response comment:**

Please see will serve letter from North Metro Fire Rescue District attached hereto as Exhibit G.

PATRICK O'CONNELL, GEOLOGIST

The intent of the application is to rezone to allow for commercial uses. I have the following comment.

1. The site is not within a zoned or unzoned geologic hazard area and reports are not required with the rezoning process.

DAVID WALLER, FIRE SAFETY ENGINEER NORTH METRO FIRE PROTECTION DISTRICT

At this time, the Fire District provides the following comments regarding that project:

- The specific plans which have been reviewed by the Fire District are as follows:
- Site development plan documents found on the <http://jeffco.us/planning/> website for SDP case# 13-116168SD.
- Site and building design and construction shall be in accordance with the provisions of the adopted building and fire codes at the time of permit issuance. The currently adopted codes are the 2012 International Fire Code (IFC) and the 2012 International Building Code (IBC). All references found within this document refer to the currently adopted 2012 IBC and IFC.
- The Fire District understands that the development plan includes a new three-story (plus basement) 91,192 ft² self-storage facility to be located on Lot 1, as well as the continued use of the existing single-family home on Lot 2. Reviews outlining specific requirements for proposed new buildings will be conducted as each structure is proposed, designed, and plans are submitted to the Fire District for review. Specific requirements for future buildings will not be detailed as a part of this review. For the most part, and because the project is only in the early stages of development, this letter will only outline general IFC requirements and, in some cases, specific information on how those code requirements are interpreted by the Fire District.
- **Team response comment:**
The applicant will comply with these requirements as part of the Site Development Plan.

Addressing:

- This proposal will result in the existing-to-remain Lot 2 residence being even more difficult than it is now to identify and locate from 120th Avenue and its frontage road serving the property. Pursuant to IFC Section 505, new and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- **Where access is by means of a private road and the building cannot be viewed from the public way (i.e., existing house on Lot 2), a monument, pole, or other**

approved sign or means shall be used to identify the structure. Address numbers shall be maintained.

- Address numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
- **Team response comment:**
The applicant will comply with these requirements for Land Use Area 1 as part of the Site Development Plan. The owner of Land Use Area 2 will comply with all such requirements at the time of future development.

Fire Department Access Requirements:

- Pursuant to IFC Section 503.1.1, fire apparatus access roads shall be provided for every facility, building, or portion of a building when any portion of an exterior wall of the first story of the building or facility is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility.
- **Team response comment:**
The applicant will comply with these requirements for Land Use Area 1 as part of the Site Development Plan. The owner of Land Use Area 2 will comply with all such requirements at the time of future development.
- A detailed, scalable site plan shall be submitted to the Fire District for review and approval. The site plan shall show all access roads, proposed fire lanes (including a “NO PARKING – FIRE LANE” signage plan), and all dimensions and turning radii as required (see below).
 - **Team response comment:**
A copy of the Site Development Plan has been provided to the Fire District.
- Access Easement: As indicated in the Jefferson County Planning *Preliminary and Final Plat Document* comment #2, an emergency access road easement will be required (if not already provided) on the Willow Run Feed commercial site to the west for the access road to the Lot 2 existing-to-remain residential lot.
 - **Team response comment:**
The access road that provides access to the existing residence will provide access to Land Use Area 2 of the ODP. This access road was created by the Donelson Subdivision plat (recorded on May 25, 1988 at Reception No. 88050833) as a “30.87’ Utility, Ingress and Egress

Easement” dedicated to the City and County of Broomfield. This road will serve as primary access to the existing residence and by its terms on the plat, it can also serve as an emergency access to Land Use Area 2.

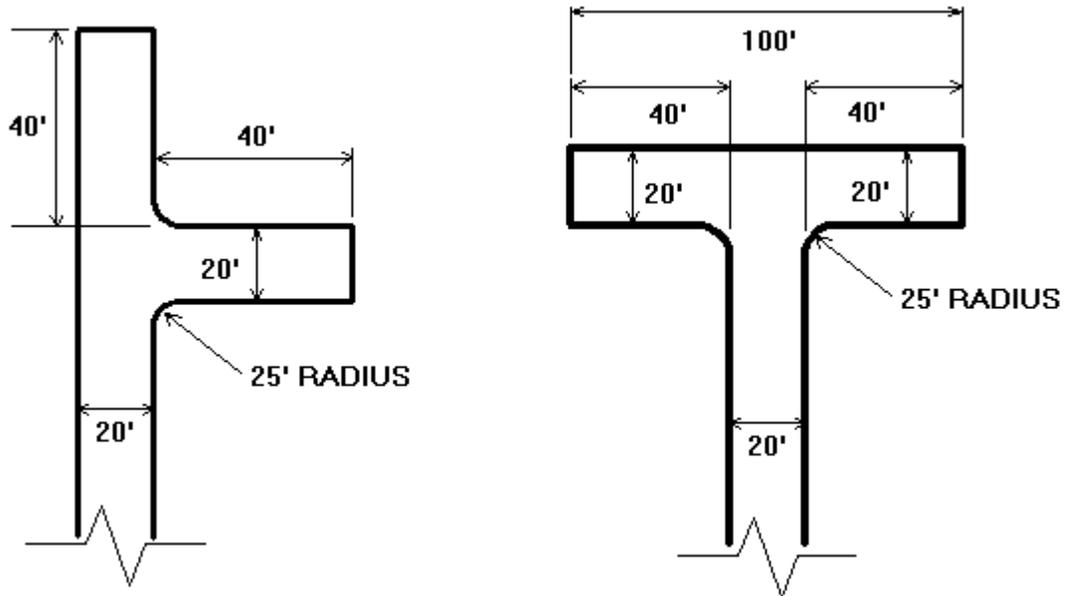
- Access road grade: The Lot 2 access road shall not exceed 5% elevation grade. Pursuant to IFC Section 503.2.7, the elevation grade of any emergency vehicle apparatus access road shall not exceed 5%.

- **Team response comment:**

The grade of the access road to Land Use Area 2 will be adjusted as necessary to comply with this requirement at the time of future development of Land Use Area 2.

- **Pursuant to IFC Sections 3310.1 and 3312.1, approved access roads must be constructed prior to any vertical construction and/or to combustible materials being delivered to the site, whichever comes first.** Temporary access roads are prohibited unless specifically approved by the Fire District. Fire apparatus access must be designed and maintained to support the imposed loads of fire apparatus (i.e. 85,000 pounds), and must have a surface that provides all-weather driving capabilities. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections.
- Pursuant to IFC Section 503.2, fire apparatus access roads shall meet the following specifications:- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (i.e., 85,000 lbs.) and shall be surfaced (i.e. hot-rolled asphalt or concrete) so as to provide all-weather driving capabilities.
- Pursuant to IFC Section 503.2.1, fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Landscaping shall be designed to accommodate a 13-foot 6-inch unobstructed vertical clearance across the entire 20-foot unobstructed width of all fire department access roadways.
- Pursuant to IFC Section 503.2.4, in order for fire department access roads to be navigable by fire apparatus, the Fire District requires that turning radii be a minimum of 25 feet inside and 50 feet outside, measured from the same point.

Pursuant to IFC Section 503.2.5, dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus. Examples of acceptable turnarounds are depicted in the illustration below.



- The Fire District’s Fire Prevention Division must approve all fences or gates that block fire department access roadways. Each fence or gate shall be able to be opened for a clear width of at least 20 feet. All gates that cross roadways shall be signed “NO PARKING—FIRE LANE” and shall be provided with appropriate Knox Company access equipment. Additional requirements may also apply. Please contact the Fire Prevention Division if the installation of any gates across fire department access roadways is being contemplated.

- Fire apparatus access drives/roads constructed of materials other than finished asphalt and/or concrete:
 - In some limited special circumstances (e.g., the existing to remain single-family home), the Fire District will allow fire apparatus access drives/roads to be constructed of materials other than finished asphalt and/or concrete. In such cases, the Fire District will require that the access drives/roads be examined and certified by a Colorado-Licensed Professional Engineer before the Fire District can concur with the issuance of a building permit by the Building Department. The certification provided to the Fire District shall bear the original signature and stamp of the professional engineer and shall attest to the ability of the fire department access drives/roads to support the imposed loads of fire apparatus (i.e., 85,000 lbs.).

 - The roadway shall be designed so as to direct any drainage away from the road, which will allow for continued use during moisture situations.

- If the temporary road becomes, in the opinion of the Fire District, inadequate for fire apparatus use, the road will have to be restored to a condition approved as acceptable to the Fire District.
- Failure to maintain alternative material roads will render any related Fire District approvals null and void and may result in enforcement action as allowed by Fire Code adoption.
- Pursuant to IFC Section 503.3, fire apparatus access roads shall be permanently signed and/or marked “NO PARKING—FIRE LANE” in accordance with municipal sign/traffic standards and the following specifications:
 - There shall be no parallel parking along any traffic aisle or roadway that passes in front of a fire hydrant for a distance of 15 feet on either side of that fire hydrant, on that side of the traffic aisle or roadway closest to the hydrant [CRS 42-4-1204(2)(b)]. Hydrants located on islands between perpendicular parking stalls do not need to meet the parallel parking clearance, but rather must have 3-foot minimum of working space around the hydrant (i.e., 3-foot radius) pursuant to IFC Section 507.5.5.
 - Along any traffic aisle or roadway that passes in front of the fire department connection (FDC) to a sprinkler system or standpipe, for a distance of six feet on each side of the FDC, on that side of the traffic aisle or roadway closest to the FDC.
 - -Access roads less than 26 feet wide shall be marked as fire lanes on both sides of the road.
 - Access roads at least 26 feet wide but less than 32 feet wide shall have at least one side of the road marked as a fire lane.

Access roads at least 32 feet wide need not have fire lane markings.

- Pursuant to IFC Section 503.4.1, traffic calming devices shall be prohibited unless approved by the Fire District. Traffic calming devices (i.e., speed bumps, roadways less than 20 feet in width, “tight” traffic circle/roundabouts, etc.) designed to slow traffic are generally prohibited based on the fact that those measures, even if navigable by fire apparatus, generally necessitate that fire apparatus significantly decrease their speed (even more so than that would be required by a passenger vehicle) while responding to an emergency, thereby causing significant increases in response time.
- **Team response comment:**
The applicant will comply with these requirements for Land Use Area 1 as part of the Site Development Plan. The owner of Land Use Area 2 will comply with all such requirements at the time of future development.

Water Supply Requirements for Firefighting Purposes:

- A detailed scalable water supply/utility plan shall be submitted to the Fire District for review and approval. The water supply plan shall show the sizes and locations of both existing and proposed water mains and fire hydrants to be installed and where such proposed mains will connect to existing infrastructure.
- The Fire District understands that the applicant has negotiated that water utilities be provided by the City and County of Broomfield. Therefore, the Fire District expects that water lines and fire hydrants shall, at a minimum, be provided in all areas according to the IFC as well as City and County of Broomfield Engineering Division *Standards and Specifications*. The Fire District has interpreted those requirements to require that all commercial structures be provided with a water distribution system capable of delivering a fire-flow of at least 3,500 GPM.
- In accordance with the IFC and Broomfield's Engineering Standards and Specifications, fire hydrants must be spaced along all commercial area fire apparatus access roads such that they are no more than **300 feet** apart from each other (as measured along those fire apparatus access roads). Hydrant spacing shall be measured along fire apparatus access roads, as fire department supply hose cannot be dragged across open areas or positioned across obstructions.
- Given the requirement for 3500 GPM fire flow, the new water supply infrastructure shall be connected to existing infrastructure at a minimum of two remotely located points.
- Pursuant to IFC Section 3312, water mains and all required hydrants shall be installed **before** the delivery of combustible materials to the site. Hydrants shall be maintained operational at all times thereafter, unless alternate provisions for water supply are approved by the Fire District. The City and County of Broomfield must approve the installation and oversee the testing of water mains and hydrants.
- **Team response comment:**
The applicant will comply with these requirements for Land Use Area 1 as part of the Site Development Plan. The owner of Land Use Area 2 will comply with all such requirements at the time of future development.

Fire Protection System Requirements:

- Pursuant to IFC Section 903.2.9, an automatic fire sprinkler system is required to be installed throughout all buildings containing a Group S-1 fire area exceeding 12,000 square feet; as well as when used for the storage of upholstered furniture or mattresses exceeding 2,500 square feet (which has been interpreted to include self-storage type occupancies). Therefore, an automatic sprinkler system is required to be installed throughout the proposed self-storage building. Automatic sprinkler systems shall conform to the requirements of the IFC, the IBC, and National Fire

Protection Association (NFPA) Standard 13, *Standard for the Installation of Sprinkler Systems*, 2013 edition.

- Pursuant to IFC Section 903.4, all valves controlling the water supply for automatic sprinkler systems, critical air pressures, and water-flow switches on all fire sprinkler systems shall be electrically supervised by a listed fire alarm control unit. The installation and design of fire sprinkler monitoring alarm systems must be in accordance with the requirements of the IFC, the IBC, and NFPA 72, *National Fire Alarm and Signaling Code*, 2013 edition.
- **Team response comment:**
The applicant will comply with these requirements for Land Use Area 1 as part of the Site Development Plan. The owner of Land Use Area 2 will comply with all such requirements at the time of future development.

Other General Requirements:

- Pursuant to IFC Section 510, building(s) shall be tested for intelligible radio coverage as specified by the adopted code. Should it be determined that radio coverage is not adequate, an enhanced radio amplification system must be installed as specified in the adopted code.
- Pursuant to IFC Section 510.4.2, construction permits for the installation of emergency responder radio amplification systems and related equipment shall be obtained from the Fire District as specified in IFC Section 105.7.5.
- Emergency responder radio amplification system design shall be in accordance with NFPA 72, Section 24.5.2; and shall include, but not be limited to:
 - Secondary power; and,
 - Supervision [by the building fire alarm system] of the primary and secondary power sources serving electronically powered components in accordance with Section 907.6.5.
- General questions may be addressed by the Fire District's Fire Prevention Division. Additional technical details regarding radio amplification (i.e.: frequency ranges, FCC authorizations, annual testing, etc.) may be obtained by contacting Walt Leslie at Adams County Dispatch (ADCOM) at 303-289-2235.
- **Team response comment:**
The applicant will comply with these requirements for Land Use Area 1 as part of the Site Development Plan. The owner of Land Use Area 2 will comply with all such requirements at the time of future development.
- The Fire District will issue more specific comments regarding the proposed Extra Space Storage if the project progresses past the concept stage and more detailed plans are submitted to the Fire District for review. Nothing in this review is intended

to approve of any aspect of this project that does not strictly comply with all applicable codes and standards. Any changes that are made to the plans will require additional review and comment by the Fire District. The Fire District always welcomes and encourages early and frequent inquiries during all project phases to identify shared expectations and to provide timely clarification and resolution of issues. The Fire District believes that a small amount of time spent addressing and clarifying issues during the early stages of a project can truly save time, money, and hardship later on in the project.

- The Fire District looks forward to its involvement in this project and is willing to work with the design team to the best of its ability to safely and satisfactorily resolve any issues that may arise.

BRADLEY SHEEHAN - CDOT

Thank you for referring the rezoning for our review. The project is in keeping with earlier approvals for the site. As a result, CDOT has no comment on the proposal.

JOHN HILGERS, CITY AND COUNTY OF BROOMFIELD PLANNING DIRECTOR

The following are comments related to the JeffCo Referral #15-122995RZ (5702 W. 120th Rezoning):

1. Below are comments from Engineering. Per your prior e-mail, these comments are more appropriate for the next level of review should the rezoning be approved.
2. Comments on the ODP for Extra Space Storage dated 9/21/15:
 - a. This site will be adjacent to areas in Broomfield subject to the 120th Avenue Sub-Area Plan.
 - b. The Sub-Area Plan promotes wrought iron fencing with brick masonry columns.

- **Team response comment:**

The ODP has been revised to add a requirement for wrought iron fencing in Land Use Area 1.

- c. Height of building: The applicant has modified elevations from plans we originally looked at to bring the bulk of the building closer to the 40 foot height as requested by Broomfield with higher parapets allowed per the elevation on the ODP.
 - d. Lighting shall be provided in an efficient manner such that it does not adversely affect neighboring properties, is directed and downcast and shall not extend beyond property lines and light sources shall be shielded when visible from residential homes or open lands.
- **Team response comment:**

The ODP has been revised to add this requirement.

- e. Broomfield supports the Architectural Standards as stated on the ODP dated 9/21/15

RUSS APPLEHANS, CIVIL ENGINEER, CITY AND COUNTY OF BROOMFIELD

We have completed our review of the above referenced and have the following comments, as it appears that the project was not referred via Innoprise.

Engineering Utility Report

- Provide a PE signed/stamped utility letter report/plan in accordance with the Broomfield Standards and Specifications (Section 400) summarizing the proposed/available domestic water demands (including available fire flows/hydrants) and wastewater flows for the development. The utility plan shall include existing/proposed utility mains, fire hydrants and proposed points of connection. It is our understanding that the development will consist of private service lines only.
- **Team response comment:**
The applicant will provide this plan as part of the response to comments on the Site Development Plan.

Final Drainage Report (Team, September 2015)

Proposed Sub-Drainage Basins – Provide additional narrative and a table summarizing the master planned (City Park and 3207 Drainageway Outfall Systems Planning Study, Kiowa, June 2006) and proposed runoff and release rates for each sub-basin with Lot 1 (current development) and Lot 2 (future development with separate water quality/detention); and

- **Team response comment:**
The applicant will provide this report as part of the Plat submittal.

General - The engineering report must be titled “Final” and in accordance with City & County of Broomfield Standards and Specifications. The report must all be stamped and signed by a Registered Professional Engineer, licensed in the State of Colorado.

- **Team response comment:**
The applicant will provide this report as part of the Plat submittal.

Site Development Plan (Outdoor Design Group, Received 10/8/15)

See attached redlined plan set.

- **Team response comment:**
Revisions to the Site Development Plan will be provided upon receipt of all referral comments.

Preliminary Plat (Team, Received 10/8/15)

No comments (based on the proposed private domestic water (service), sanitary sewer (service) and storm sewer (main) lines for Lot 1).

Public Improvement Costs

Provide a cost summary for all improvements located within Broomfield (grading, private storm sewer, roadway, etc.). See attached sample.

- **Team response comment:**

The applicant will provide this report as part of the Plat submittal.

Construction Plans

Site Construction Plans (Team, 9/21/15) Pending Broomfield review. Construction plan approval and permitting will be required for all improvements located within Broomfield (grading, private storm sewer, roadway, etc.).

Letter of Credit

Broomfield will require a separate Letter of Credit for all improvements within Broomfield.

- **Team response comment:**

The applicant will provide a Letter of Credit to Broomfield in the amount of the cost of public improvements required by Broomfield.

Construction

Once construction drawings have been approved and signed by the City and County Engineer, and prior to beginning work, the developer/contractor needs to:
Submit a Letter of Credit for the Broomfield public improvements;

- **Team response comment:**

The applicant will provide a Letter of Credit to Broomfield in the amount of the cost of public improvements required by Broomfield.

Submit and be issued a Grading Permit upon receipt of all fees/LOC, including:

- Stormwater Management Plan (SWMP) in accordance with Broomfield Stormwater Standards for review/approval by the Broomfield Stormwater Division. Coordinate with Dennis Rodriguez, Broomfield Stormwater Division, to determine specific site requirements. Dennis can be reached at (303) 464-5648; and

- Environmental/Wildlife Letter from an environmental consultant for review/approval by the Broomfield Open Space and Trails Division, not more than 10 days prior to the anticipated start date of construction.

- **Team response comment:**

The applicant will comply with this requirement.

Submit and be issued a Public/Private Improvement Permit (PPIP) upon receipt of all fees/LOC;

- **Team response comment:**
The applicant will comply with this requirement.

Submit a recorded plat or fully executed easements (if applicable) as shown on the approved construction plans;

- **Team response comment:**
The applicant will comply with this requirement.

Obtain and provide a signed copy of the Colorado State Department of Transportation (CDOT) State Highway Access Permit for the portion of work within the CDOT right-of-way; and

- **Team response comment:**
The applicant will comply with this requirement.

Attend a Pre-Construction Meeting to be scheduled by Hans Jorgensen, Inspection Supervisor. A meeting request can be made upon construction plan approval and submittal of all permit applications/supplemental documentation). Hans can be reached at (303) 438-6378.

- **Team response comment:**
The applicant will comply with this requirement.

PATRICIA ROMERO, JEFFERSON COUNTY ADDRESSING

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to Rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for self-storage and office uses.
2. Access is through Broomfield County. Proof of access will be needed. There is a valid existing address, 5702 West 120th Avenue in the addressing database. This address will remain with the existing house (lot 2).
3. The address for lot 1 will be available when the Plat is approved and recorded.

Please let me know if you have any questions.

MICHELLE STEPHENS. SENIOR PLANNER, WESTMINSTER

As this project moves forward we would like to remain on the referral list. We remain concerned with an industrial use adjacent to residential. Additionally, 120th Avenue is

our western gateway and identified as Retail Commercial in the Westminster Comprehensive Plan.

It appears the proposed storage unit facility is a multi-story building with storage units accessed from the interior, similar to Guardian Self-Storage at 9241 Wadsworth Blvd. Please continue to request high-quality materials, such as masonry, for this project. Additionally, a detached sidewalk is preferable to connect with the existing sidewalks. As more details including traffic impacts for this project become available we may have additional comments.

- **Team response comment:**

We have had further discussion with the City of Westminster regarding this project. The City has provided us with an email indicating the City has no objection to the application (please see the email from Michelle Stephens, Senior Planner, dated December 10, 2015, attached hereto as Exhibit B).

DONNA GEORGE, CONTRACT RIGHT OF WAY REFERRAL PROCESSOR, XCEL ENERGY

Public Service Company of Colorado's (PSCo) Right of Way & Permits Department has reviewed the request for the **Extra Space Storage ODP Rezone**. Please be advised that PSCo existing electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

For future planning, please note the existing electric lines will be in conflict with the proposed lot split. PSCo will also request appropriate utility easements during the platting process.

- **Team response comment:**

The applicant will provide for the required utility easements on the Plat.

CASE SUMMARY
Consent Agenda

PC Hearing Date: March 30, 2016 (Previous Hearing: February 24, 2016)

BCC Hearing Date: April 12, 2016 (Previous Hearing: March 15, 2016)

15-128334RZ Rezoning (Continued from March 15, 2016)

Case Name: AGF Properties Official Development Plan

Owner/Applicant: AGF Property Management Inc. and AGF Property Management Corporation

Location: 6025, 6035 and 6055 West 55Th Place
Section 13, Township 3 South, Range 69 West

Approximate Area: 0.24 Acre

Purpose: **To rezone from Industrial-One (I-1) to a Planned Development (PD) which follows the I-1 standard zone district and allows the outdoor storage of recyclable materials.**

Case Manager: Alan Tiefenbach

Issues:

- None.

Recommendations:

- **Staff:** Recommends APPROVAL subject to conditions
- **Planning Commission:** Recommends APPROVAL subject to conditions

Interested Parties:

- None

Level of Community Interest: Low

Representative for Applicant: Christopher Harrington

General Location: NW quadrant of Harlan St. and W. 55th Pl.

Case Manager Information: Phone: 303-271-8738 e-mail: atiefenb@jeffco.us

3. The following is a condition of approval:
 - A. Recordation of a revised Official Development Plan in accordance with the red-marked print dated March 23, 2016

Commissioner **MOORE** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner	Rogers	Aye
Commissioner	Moore	Aye
Commissioner	Burke	Aye
Commissioner	Westphal	Aye
Commissioner	Guthrie	Aye

The Resolution was adopted by **unanimous** vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, Bonnie Benedik, Administrative Assistant for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, March 30, 2016.



Bonnie Benedik
Administrative Assistant

Staff Report

PC Hearing Date: March 30, 2016 (Previous Hearing: February 24, 2016)

BCC Hearing Date: April 12, 2016 (Previous Hearing: March 15, 2016)

15-128334RZ Rezoning (continued from March 15, 2016)

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Section 13, Township 3 South, Range 69 West

Approximate Area: 0.24 Acre

Purpose: **To rezone from Industrial-One (I-1) to a Planned Development (PD) which follows the I-1 standard zone district and allows the outdoor storage of recyclable materials.**

Case Manager: Alan Tiefenbach

Representative: Christopher Herrington, AGF Property Management

Existing Use: Industrial

BACKGROUND/UNIQUE INFORMATION:

This is a rezoning from Industrial-One (I-1) to Planned Development (PD) to allow outdoor storage of recyclable materials.

The subject property is comprised of 3 lots totaling 0.24 acre. It is located within a highly industrial area of mostly Industrial-One zoning, and closely surrounded by the City of Arvada. The largest and “middle” lot contains an approximately 6,300 square foot warehouse, within which sorting of recycled materials occurs prior to its transfer to another location. Some of these materials are also stored within outdoor “side yards” on either side of the warehouse. Materials include aluminum and other metals, rubber, glass and Styrofoam.

In 2014 staff received a complaint in regard to the amount of outdoor storage that was occurring on the property. Although the Industrial-One (I-1) Zone District does allow this use, it limits the amount of outdoor storage to 200 square feet. This rezoning would allow up to 5,000 square feet of screened, outdoor storage.

SURROUNDING ZONING/LAND USE:

	Adjacent Zoning	Land Use
North:	Industrial-One (I-1)	Industrial
South:	Industrial-One (I-1)	Industrial
East:	Industrial-One (I-1)	Industrial
West:	Industrial-One (I-1)	Industrial

NOTIFICATION:

A community meeting was held for this rezoning application on November 5, 2015. There were 2 citizens in attendance. Those in attendance **did not express concerns** related to the proposed application.

As a requirement of the Jefferson County Zoning Resolution, the following notice was provided for this proposal:

1. Notification of this proposed development was mailed to property owners within a 500-foot radius of the site and to Homeowners’ Associations and Umbrella Groups located within a one-mile radius of the site. The initial notification was mailed at the time of the 1st referral. Additional notification was mailed 14 days prior to the Planning Commission Hearing identifying the scheduled hearings dates for both the Planning Commission Hearing and the Board of County Commissioners Hearing.
2. Sign(s), identifying the dates of both the Planning Commission Hearing and the Board of County Commissioners Hearing, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission Hearing.

At the February 24, 2016 Planning Commission meeting, it was determined that the applicant had not adequately posted the property. The Planning Commission continued this case to March 23, 2016 to allow adequate posting.

3. Notification of the hearing before the Planning Commission and the Board of County Commissioners was published in the Denver Post – Golden/Foothills Hub.

The Homeowners’ Associations and Umbrella Groups that received notification are as follows:

- Jefferson County Horseman’s Assoc.

During the processing of the application, Staff **has not** received responses in objection to the proposal.

COMPREHENSIVE MASTER PLAN ASSESSMENT:

Area Plan: Clear Creek / I-76 Comprehensive Development Plan

	Land Use	Physical Constraints	Community Resources	Infrastructure, Water and Services
Conformance	X(1)	X (2)	X (3)	X (4)

Services: Arvada Fire Protection District
City of Arvada Water and Sanitation District

ANALYSIS OF PLAN:

1. Land Use:

Areas of Conformance:

a. All Development

The Comprehensive Master Plan discusses encouraging development that is appropriate to the area, and promotes a variety of land uses.

This rezoning would allow the continuance of an industrial use in an industrial area. It would merely legalize the outdoor and screened storage of recyclable materials as it currently exists.

b. Business and Industry

The Plan promotes land uses that expand and diversify the County's economic base and create primary jobs. When Commercial zoning is proposed, Office and Light Industrial, as well as uses that support small businesses are generally desirable.

This ODP is intended to allow the continuance of industrial uses in an industrial area. The proposal for additional outdoor storage will only add to the economic viability of the property and the potential for job creation.

c. Solid Waste & Hazardous Materials

The Plan seeks to ensure safe and efficient disposal of waste in an appropriate area.

The existing transfer station is a collecting and holding area of recyclable materials such as glass, plastic, rubber and aluminum. The materials are sorted before being transferred from this location to other locations for processing. No flammable or hazardous materials are stored or utilized in this location. The applicant has agreed to a note which states "Materials shall be stored and/or processed as not to contaminate groundwater or create off-site odors as a result of these operations." Public Health and the Geologist have reviewed this rezoning application and have no concerns.

d. Area/Community Plan Recommendation

This property is within the Clear Creek / I-76 Comprehensive Development Plan. This Plan is an Intergovernmental Agreement between Jefferson County and the City of Arvada. The subject property is within Subarea A, which is recommended as the industrial and commercial core of the Clear Creek/ I-76 Plan area. It accommodates the widest range of land uses, with minimal requirements for site improvements and impact mitigation. Outdoor storage is allowed with a minimum of screening.

The proposal meets the uses allowed by this Plan. The City of Arvada has no opposition to this rezoning.

Summary of Analysis: *This rezoning would allow an existing industrial use, with limited and screened outdoor storage, in an area recommended for industrial uses. It meets the recommendations of this section of the Plan.*

2. **Physical Constraints:** The Comprehensive Master Plan describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat.

Areas of Conformance:

a. General

The Plan strives to ensure development should not aggravate, accelerate, or increase the level of risk

from natural hazards.

The subject property is within a 500 year floodplain. However, no additional development is required and neither the County Geologist nor Planning Engineering expressed concerns with the proposal.

Summary of Analysis: *Other than the 500 year floodplain, no wetlands, wildfire, radiation, landfills, abandoned mines, or wildlife habitat exists on the site. The rezoning meets this section of the Plan.*

3. **Community Resources:** The Community Resources chapter contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.

Areas of Conformance:

a. Visual Resources

The Plan intends to protect the Visual Resources and unique natural features of the County.

This rezoning would allow the continuation of an existing industrial use with no additional improvements. All outdoor storage will remain screened, and the subject property is not within a visually sensitive area.

c. Air, Light, Odor, and Noise

The Plan encourages the effective management of air quality and the impacts of light, odor, and noise.

There could be noise impacts as a result of outdoor storage, and more specifically the operations of a recycling transfer station. However, this use is an existing use within a highly industrial area where these impacts would be expected. Staff does not anticipate additional air quality, odor or lighting impacts. In addition, any future lighting (which is not proposed) would need to be less than 20 feet in height and fully-cut off as required by the Jefferson County Zoning Resolution.

Summary of Analysis: *The proposed use is already occurring. Staff does not anticipate degradation in air quality, additional lighting, or odor impacts, and the noise associated with the operation would be appropriate within an industrial area. The proposal complies with the portion of the Plan.*

4. **Infrastructure, Water & Services:** The applicable elements of this chapter include Transportation, Water and Wastewater, and Services.

Areas of Conformance:

a. Transportation

The Plan ensures that the transportation system will have the capacity to support future population growth while maintaining an acceptable level of service.

This rezoning seeks to allow outdoor storage that would allow the continuance of an industrial use that is already occurring in an industrial area. Although there could be several daily truck trips with recycling materials, given many industrial uses could occur on this property without rezoning or a site development plan, Staff believes the traffic generated would be similar or less than the present entitlements. Planning Engineering and Transportation and Engineering did not express concerns with the proposal.

b. Water & Wastewater

A goal of the CMP is to ensure existing services are sufficient for proposed new development.

No additional development is proposed. The applicant has agreed to add a note allowing only non-hazardous recyclable solid materials such as metals, rubber, plastic, etc. that would not generate water quality issues.

e. Services

Ensure that existing and new developments are served at an acceptable level by law enforcement, fire protection, and emergency and disaster services.

Arvada Fire Protection District has submitted a letter stating they will provide service to the property. No excessively flammable materials will be stored on site.

Summary of Analysis: Proof of water, sewer and fire service has been submitted and there would be no additional traffic impacts above what could already be allowed. The proposed rezoning would meet the recommendations of the Infrastructure, Water & Services Section of the Plan.

COMPATIBILITY:

The proposed rezoning is compatible with allowed and existing land uses in the general vicinity of the project area. The subject property is an industrial use surrounded by industrial uses, in an area with this recommendation. Staff anticipates few or no additional impacts as a result of this rezoning.

SUMMARY OF STAFF POSITION:

Staff supports this rezoning proposal. Industrial uses in this location are recommended by the Plan, it is directly adjacent to similar uses, and the applicant has agreed to additional restrictions to limit the type of storage allowed.

PLANNING COMMISSION:

Planning Commission Recommendation (Resolution Dated March 30, 2016 Attached):

Approval	
Approval with Conditions	X (5-0) vote
Denial	

After being continued from the February 24, 2016 hearing, this case was scheduled to be heard by the Planning Commission on March 23, 2016. The March 23, 2016 hearing was cancelled due to adverse weather, thus the case was heard on March 30, 2016.

The case was scheduled on the regular agenda, as a citizen had appeared to testify at the February 24, 2016 Planning Commission meeting. This citizen had concerns in regard to trash that had blown onto adjacent properties, and the precedent that could be set from allowing this rezoning. This citizen did not show up to the March 30, 2016 meeting, so the Planning Commission moved this rezoning to the consent agenda. The case remained on the consent agenda and was not removed for discussion.

FINDINGS/RECOMMENDATIONS:

Staff recommends that the Board of County Commissioners find that:

1. The proposal is in general conformance with the Comprehensive Master Plan because it meets all applicable sections of the Plan policies;
2. The proposed land use is compatible with existing and allowable land uses in the surrounding area because it is an industrial use in an industrial area; and,

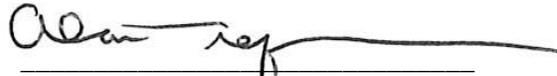
3. The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

And;

Staff recommends that the Board of County Commissioners APPROVE Case No. 15-128334RZ subject to the following condition:

1. Recordation of a revised Official Development Plan in accordance with the red-marked print dated April 12, 2016.

COMMENTS PREPARED BY:



Alan Tiefenbach, Planner
April 5, 2016

State of)SS
)

The foregoing instrument was acknowledged before me this ___ day of _____ 201___, by _____ as President and _____ as Secretary of AGF Property Management Corporation, a Colorado Corporation.

WITNESS my hand and official seal

Notary Public
My commission expires: _____

COUNTY COMMISSIONER'S CERTIFICATE:

This Official Development Plan, titled AGF Properties Official Development Plan Official Development Plan, was approved the _____ day of _____ 201___, and is accepted by the Board of County Commissioners this _____ day of _____, 201___.

BOARD OF COUNTY COMMISSIONERS:

Chairman

Clerk

Case No. 15-128334RZ

Legal Description

Street Location of Property 6025, 6035, and 6055 West 55th Place

Is there an existing structure at this address?

Yes X No _____

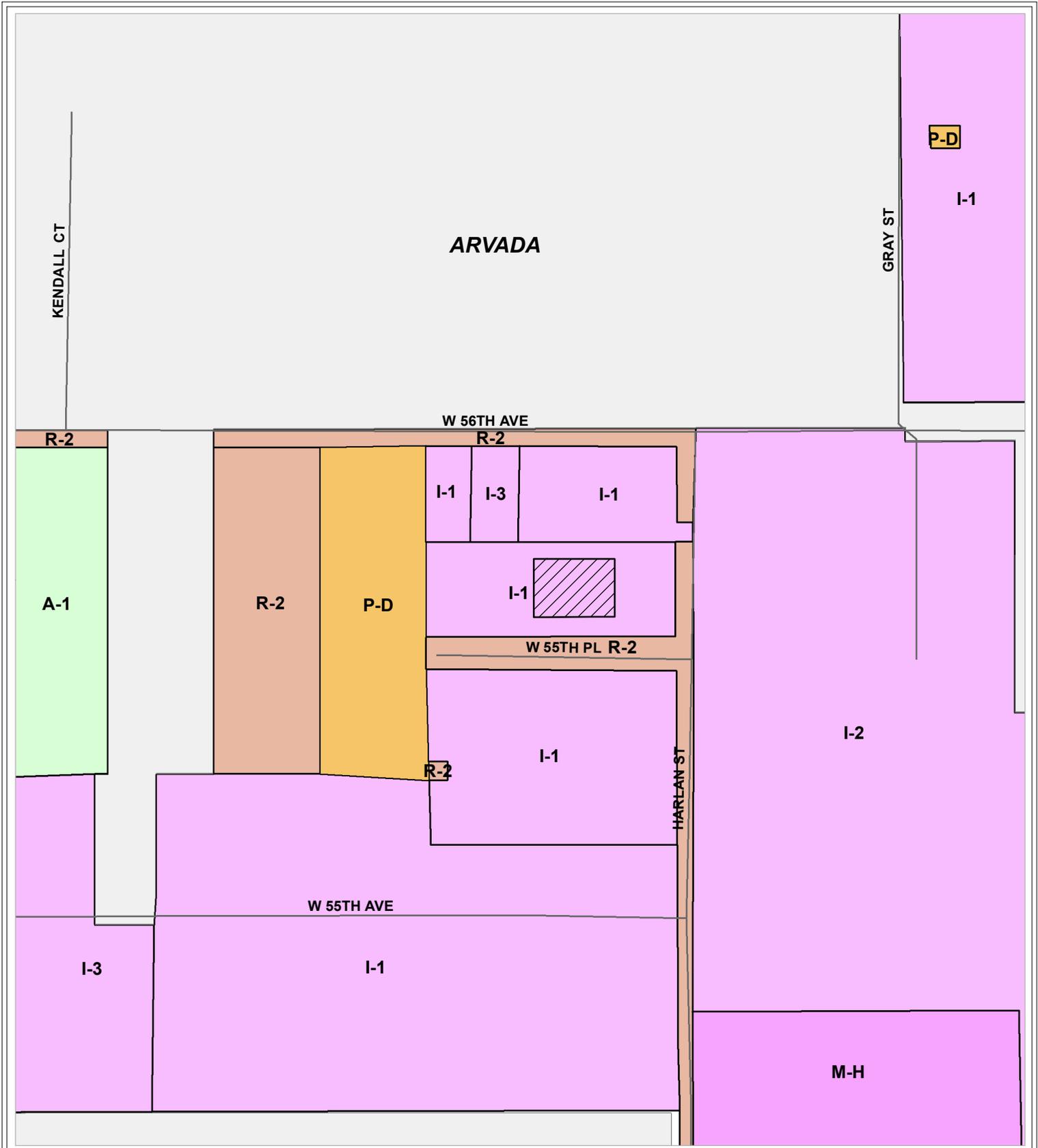
Type the legal description and address below.

Tract 1, Tract 2, and Unit 'B' of Arvada Properties Warehouse - Office Park, recorded at
Reception No. 86147817, Jefferson County Clerk and Recorder.
Containing 0.24 Acres, more or less.

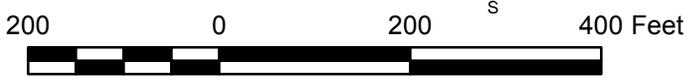
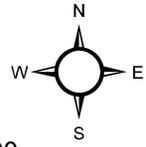
Advise of Ortho Map No. 6 Section 13 Township 3 S. Range 69 W.

Calculated Acreage 0.24 Acres Checked by: Ben Hasten

Address Assigned (or verified) 6025, 6035, and 6055 West 55th Place



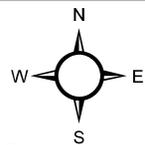
Case Number: 15-128334RZ
Location: Section 13, T3S, R69W



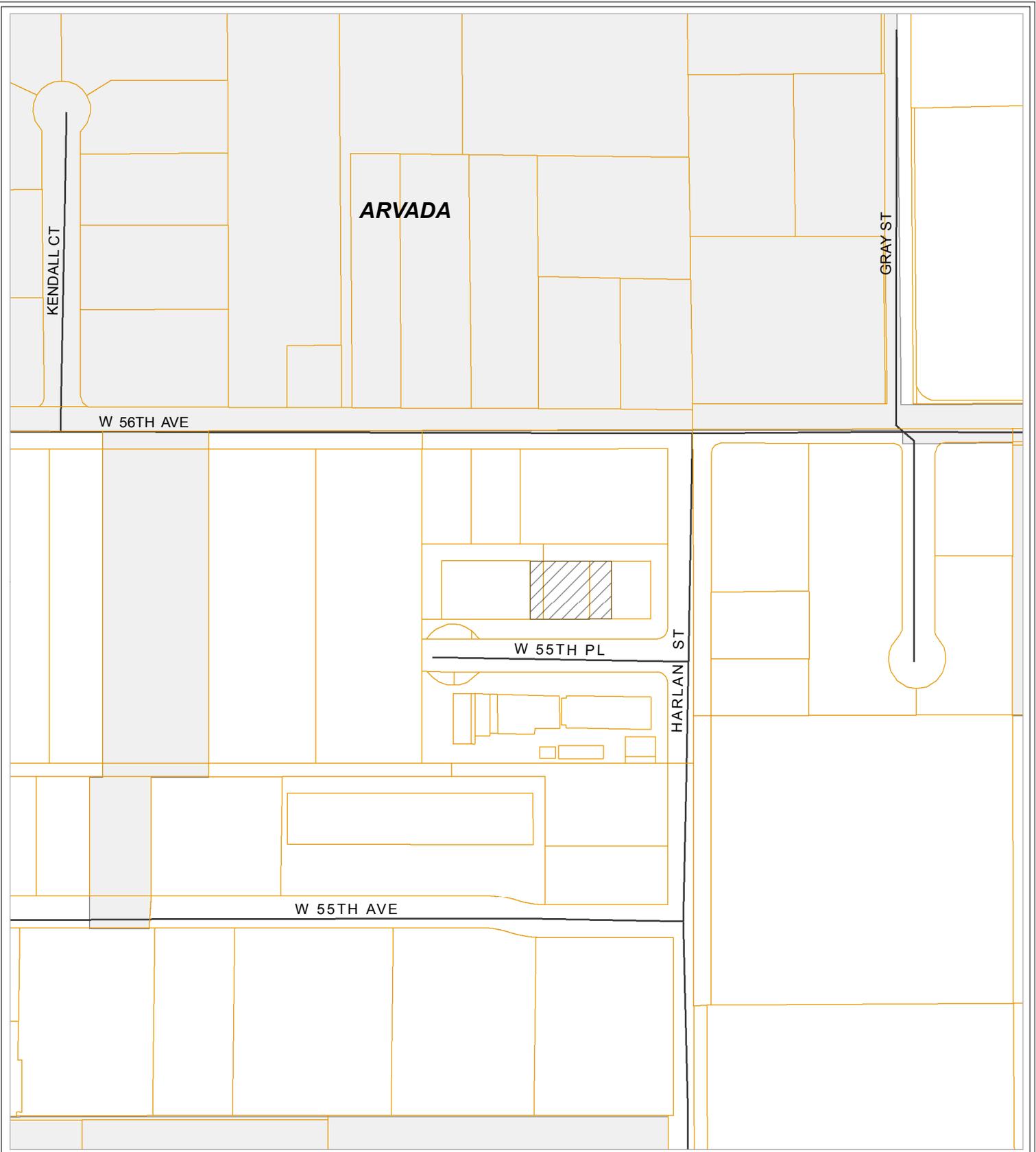
This product has been developed for internal use only. The Planning and Zoning Division makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such products, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.



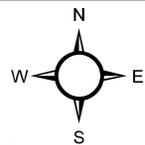
Case Number: 15-128334RZ
Location: Section 13, T3S, R69W



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Case Number: 15-128334RZ
Location: Section 13, T3S, R69W



200 0 200 400 Feet



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Case Number: 15-128334RZ
Location: Section 13, T3S, R69W



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Jefferson County Land Use Case Management

CASE DATES SUMMARY

Case Number: **15-128334RZ**

Case Type: **Rezoning**

Pre-application Meeting Date: **September 10, 2015**

Community Meeting Date: **November 5, 2015**

Applicant Makes Complete Submittal: **December 11, 2015**

Case Sent on First Referral: **December 11, 2015**

All Responses Provided to Applicant: **January 8, 2016**

Determination That Case Should Proceed to Hearing: **January 8, 2016**

County Staff Determination: **X**

Applicant's Request:

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Rezoning have been submitted to Jefferson County Planning and Zoning. This case is now beginning the 1st Referral part of the process. Please review the specific electronic documents related to the 1st Referral found **here**. Comments on the 1st Referral should be submitted electronically to the case manager by the due date below.

Case Number: 15-128334RZ

Case Name: 6035 W 55Th Place ODP

Address: 6035 W 55Th Place

General Location: SW of W. 56th Ave / Harlan St Intersection

Case Type: Rezoning

Type of Application: To rezone from I-1 to allow Planned Development (PD) to allow recycling transfer station (outdoor storage exceeds allowed maximum).

Case Manager: Alan Tiefenbach

Comments Due: January 4, 2016

Case Manager Contact Information: **atiefenb@jeffco.us** 303-271-8738

The entire case file for this application can be viewed **here**.

JEFFCO:	EXTERNAL:	HOA:
Cartography Addressing Building Open Space Geologist Planning Engineering Long Range Historic Commission Zoning Administration Public Health Transportation & Engineering Road & Bridge, Dist. 1	Xcel City of Arvada	Jefferson County Horsemens



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

January 4, 2016

Jefferson County Planning and Zoning
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

Attn: Alan Tiefenbach

Re: 6035 West 55th Place ODP Rezone, Case # 15-128334RZ

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **6035 West 55th Place ODP Rezone**. Please be advised that PSCo has existing electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

From: [Tracy R. Volkman](#)
To: [Alan Tiefenbach](#)
Subject: FW: Sustainability 6035 W. 55th Pl
Date: Tuesday, December 22, 2015 9:07:14 AM

Hi Alan,

I didn't know if you needed the email from the applicant regarding information I needed but thought I should send to you in case you needed it for the file. See email below. Thanks.

Tracy

Tracy R. Volkman, REHS
Environmental Health Services
Jefferson County Public Health
645 Parfet Street
Lakewood, CO 80215
Phone: 303.271.5763
FAX: 303.271.5760
tvolkman@jeffco.us
[Public Health - Jefferson County, CO](#)

NOTICE: This e-mail and any attachments thereto, is intended only for use by the addressees named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution, or copying of this e-mail and any attachments thereto, is strictly prohibited. If you have received this e-mail in error, please notify me immediately at the e-mail address listed above and permanently delete the original and any copy of this email and any printout thereof.



From: info@sustainability-recycling.com [mailto:info@sustainability-recycling.com]
Sent: Tuesday, December 22, 2015 6:24 AM
To: Tracy R. Volkman; Chris Herrington
Cc: Rachel Nathan
Subject: Sustainability 6055 W. 55th Pl

Hi Tracy,

I apologize for the slow response. I've been out of the country. Please see answers to your questions below.

1. steel, aluminum, plastic milk jugs, plastic #2's, plastic bags, cardboard, bike tubes and tires, Styrofoam (these are the items that are stored at the 6055 facility - we have two other facilities which are hard-to-recycle centers where we take other materials...but these other materials are not stored at 6055)

2. we are registered with CDHPE. I've cc'd Rachel Nathan here who can give you our number. We do not accept hazardous waste.

Let me know if you have any further questions.

Thank you,
Melisa
720-271-6490

Please note New Billing Address:

7450 W. 52nd Ave
M#187
Arvada, CO 80002-3747

SustainAbility

303-425-9226

www.sustainability-recycling.com

info@sustainability-recycling.com

From: AutoMailer@jeffco.us
To: [Alan Tiefenbach](#)
Cc: [Nathan Seymour](#)
Subject: Agency Response
Date: Monday, January 04, 2016 3:20:21 PM

Address: 6035 W 55Th Place ODP
Case Number: 15 128334 RZ
Review: Engineer (Development Review)
Review Results: Comments Sent (no further review)
Scheduled End Date: 01/04/2016
Signoff Date: 01/04/2016
Process Comments: Planning Engineering has no comment in regard to the rezoning. If at any time in the future land disturbance occurs on the subject property a land disturbance permit may be required.
Case Type: Rezoning: Official Development Plan (ODP)
Reviewer: Nathan Seymour
Case Description: Rezone from I-1 to PD to allow recycling transfer station (outdoor storage exceeds allowed maximum)

This Email has been automatically generated, do not reply to sender:
If you have any Review questions, contact Nathan Seymour

If you have any technical questions contact tgagnon@jeffco.us



CITY OF ARVADA

COMMUNITY DEVELOPMENT DEPARTMENT
FACSIMILE: 720-898-7437 ▲ TDD: 720-898-7869
PHONE: 720-898-7435

December 29, 2015

Alan Tiefenbach
Jefferson County Planning and Zoning
Division 100 Jefferson County Parkway,
Suite 3550 Golden, CO 80419-3 550

Re: Case Number: 15-128334RZ
Case Name: 6035 W 55th Place

Dear Mr. Tiefenbach:

This letter is in response to the above referenced case the City of Arvada Community Development Department received on December 14, 2015.

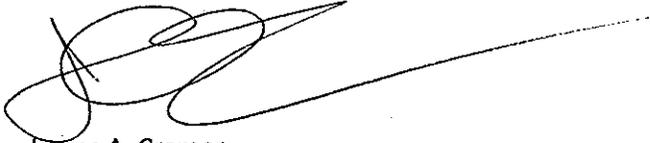
1. While the subject property is located outside of The City of Arvada's jurisdiction, the City's Comprehensive Plan does identify the future land use of the subject property as being within the Clear Creek Industrial & Commercial Sub-District (CC-A). The CC-A zoning district is intended to serve as the industrial and commercial core of the Clear Creek-I-76 area. It will accommodate the widest range of land uses, with minimal requirements for site improvements and impact mitigation. Outdoor storage standards are intended to allow a maximum of outdoor storage with a minimum of screening. Property being developed adjacent to existing residential subdivisions must mitigate any adverse impacts upon those residences. Although not mandated by this Code, owners of property adjacent to Ralston Creek are encouraged to maintain the natural vegetation and setting along the creek and, if possible, provide further plantings to enhance provision of food and habitat for wildlife. Ralston Creek represents a significant wildlife ecosystem worthy of attention and enhancement.
2. The CC-A zoning district does allow for "Retail Recycling, Less Than 35,000 SF" as defined below:

"An establishment that occupies less than 35,000 sf. of floor area which is used for the collection, sorting, bundling, packaging, and temporary storage of material to be recycled or reused (such as aluminum cans, glass, paper, polystyrene, fabric, plastics, electronics, etc.) in an industrial process."

Please refer all future submittals for this project to me. If you have any questions, please contact me directly at 720-898-7441 or via email at jramer@arvada.org.

This information was provided on December 29, 2015, by the undersigned, on behalf of City of Arvada Community Development Department per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. Community Development Department assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

With the greatest respect,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

James A. Cramer
Planner I
City of Arvada
Community Development
jcramer@arvada.org

MEMO

TO: Alan Tiefenbach
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: December 22, 2015

SUBJECT: Case #15-128334 RZ
6035 W 55th Place ODP
Timothy Taggart
6035 W 55th PI

The applicant has met the public health requirements for the proposed rezoning of this property.

PROPOSAL SUMMARY

Rezone to allow for additional uses (storage outside) in I-1 district to allow for recycling transfer station

COMMENTS

Jefferson County Public Health provided comments on September 9, 2015 regarding the pre-application planning process for this planning case. We have reviewed the documents submitted by the applicant for this rezoning process and have the following updated comments:

The applicant must submit the following documents or take the following actions prior to a ruling on the proposed rezoning of this property. NOTE: Items marked with a “✓” indicate that the document has been submitted or action has been taken. **Please read entire document for requirements and information. Please note additional documentation may be required.**

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	12/22.2015	Submit a letter from the Water and Sanitation District to provide proof of public water and sewer services in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 21 and 22, if applicable . Please specify how water and sanitary services will be provided to employees if public services are not provided.	Water/Wastewater

✓	12/22/2015	Specify the type of recyclable materials that will be handled. Please note that if hazardous materials will be handled, all local, state and federal laws would apply.	Recycled Material
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WATER/WASTEWATER

The City of Arvada provided a letter dated September 23, 2015 stating that water and sewer service is provided to 6050 and 6065 W. 55th Place only. According to Chris Herrington, appointed representative, these taps service 6035 W. 55th Place.

ENVIRONMENTAL SITE ASSESSMENT

This Department has reviewed the Environmental Questionnaire and Disclosure Statement dated October 16, 2015. The applicant checked "No" on all categories of environmental concern on the cover sheet. From this information it does not appear that any environmental factors exist which would negatively impact the property.

AIR/ODOR

The proposed Trash/Recycling Transfer Station has the potential to create particulate emissions and odors. As such, the operator of the facility must comply with the Colorado Department of Public Health and Environment (CDPHE) Air Quality Control Commission Regulation No. 1, 5 CCR1001-3 and Regulation Number 2, Odor Emissions, 5 CCR 1004-4. Contact the Colorado Department of Public Health and Environment, Air Pollution Control Division at 303.692.3100 for more information on this process.

A vehicle tracking pad or similar material must be placed wherever necessary on the site to avoid tracking materials offsite.

RECYCLED MATERIAL

Mr. Herrington stated that the proposal is to allow for outside storage for sorted bundles of recyclable material. The transfer station is already in operation and has been for years.

In an email dated 12/22/2015 the following items are recycled at the transfer station: steel, aluminum, plastic milk jugs, plastic #2's, plastic bags, cardboard, bike tubes and tires, and styrofoam. The applicant also stated hazardous materials are not accepted at the transfer station.

A trash/recycling facility may trigger the need for a certificate of designation process from Jefferson County Planning and Zoning (Administrative Policy, Solid Waste Disposal Site and Facility Fund, Policy No. Part 4, Chapter 4, Section 1) and may be reviewed by the CDPHE.

In an email dated 12/22/2015 the applicant stated that the facility is registered with CDPHE, Hazardous Materials and Solid Waste Management Division.

PEST CONTROL

This type of operation can be an attractant to pests and vermin. The operator should have a pest control plan in place to mitigate for pests and vermin, such as flies, mice, rats, etc.

STORMWATER MANAGEMENT

The proposed trash/recycling operation may require a permit under the Stormwater Program administered by the Colorado Department of Public Health and the Environment. The applicant should contact Jefferson County Planning and Zoning, (303.271.8700) or the State stormwater

representatives, (303.692.3500), for additional information on stormwater management and permit requirements.

NOISE

The Colorado Revised Statutes (Section 25-101 through 108) stipulate that industrial sites must comply with the following maximum noise levels 25 feet from the property lines:

- 80dB(A) between 7:00 a.m. and 7:00 p.m.
- 75dB(A) at all other times.

Memorandum

To: Alan Tiefenbach
Planner

From: Patrick O'Connell
Geologist

Date: December 24, 2015

Re: 6035 West 55th Place, Case No. 15-128334RZ

The intent of the application is to rezone to allow for PD. I have the following comment.

1. The site is not within a zoned or unzoned geologic hazard area and reports are not required with the rezoning process.
2. This use includes processing of recycled materials to be bundled and stored outside. A Certificate of Designation (CD) may be required for facilities where processing of soil waste is performed. There are exemptions to the CD requirements including for facilities that process, reclaim or recycled recyclable materials as long as the materials are not likely to contaminate groundwater or create off-site odors as a result of these operations. The applicant should provide additional data regarding the waste stream, processes and the potential for this use to contaminate groundwater and create off-site odors. Comments from the CDPHE Hazardous Materials and Waste Management Division should also be provided.



Jefferson County, Colorado
Transportation & Engineering Division

100 Jefferson County Parkway, Suite 3500, Golden, Colorado 80419-3500
 ☎ 303.271.8459 • Fax 303.271.8490 • <http://jeffco.us/highways>

P&Z REFERRAL T&E RESPONSE

To: *P&Z Case Manager* From:

Case #: Due Date:

Property Address or PIN:

- Amanda Attempt Result & Attachments:**
- Comments Sent = T&E wants 2nd referral
 - Complete = Do Not send further referrals
 - No Comments = Do Not send further referrals
 - Additional information, plans, etc are also attached in Amanda

Drainage

T&E is currently working on a project in the area. See attached information.

Other Notes:

No Concerns

Right-of-Way / Roadway Corridor Expansion Projects

Land owner will need to refund County \$ for ROW purchased in for
 This amount **must** be paid before plat is recorded and/or plans are approved and released for construction.

Documentation attached in Amanda Documentation to follow

Additional ROW needed for upcoming T&E project. Plan sheet attached with required width/area.

Fee-in-lieu of adjacent roadway construction preferred, due to planned construction by the County. Please have the applicant submit a cost estimate.

Other Notes:

No Concerns

Traffic Operations / Transportation Planning

	Included in referral	Reviewed		Comments
		No	Yes	
Traffic study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="Will request traffic analysis or study as required."/>
Signage & striping plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Signal plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trails or sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Street road plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> No Concerns				

Derek Schuler - Traffic/Trans Engineer
 Yelena Onnen -Transportation Planning

Additional Comments

Name

Comments

CASE SUMMARY

Regular Agenda

PC Hearing Date: March 30, 2016

BCC Hearing Date: April 12, 2016

15-122702RZ

Rezoning

Case Name: West Littleton Neighborhood Health Center ODP

Owner/Applicant: Property Acquisition Company, LLC

Location: 9670 West Coal Mine Avenue
Section 22, Township 5 South, Range 69 West

Approximate Area: 11.331 Acres

Purpose: **To rezone from a Planned Development (PD) to Planned Development (PD) to allow community-level commercial uses, including a free standing emergency department; and two free standing telecommunication towers (monopines).**

Case Manager: Heather Gutherless

Issues:

- Citizens have concerns related to the number of similar uses in the area, traffic and the height of the telecommunications tower.

Recommendations:

- **Staff:** Recommends APPROVAL subject to conditions
- **Planning Commission:** Recommends APPROVAL subject to conditions

Interested Parties:

- Adjacent Neighbors

Level of Community Interest: Low

Representative for Applicant: Timothy Riddle, Boulder Associates

General Location: West Coal Mine Avenue and South Kipling Parkway

Case Manager Information: Phone: 303-271-8716 e-mail: hgutherl@jeffco.us

Planning Commission Minutes of March 30, 2016

The Planning Commission of the County of Jefferson, State of Colorado, met for pre-meeting on March 30, 2016 in the Jefferson County Government Center, rooms 1566/67, Golden, Colorado. Commissioner Tim Rogers, Chairman, presided. Commissioner Moore, Commissioner Guthrie, Commissioner Burke, and Commissioner Westphal were present.

Commissioner's Hatton, Hammond, and Harris were absent.

STAFF PRESENT:

John Wolforth, Director Planning and Zoning Division
Mike Schuster, Assistant Director
Charlie Barthel, Engineering Supervisor
Russ Clark, Planning Supervisor
Alan Tiefenbach, Planner
Heather Gutherless, Senior Planner
Nick Nelson, Planner
Steve Krawczyk, Civil Planning Engineer
Sean Madden, Civil Planning Engineer
Derek Schuler, Traffic/Transportation Engineer –T&E
Bonnie Benedik, Administrative Assistant
Eric Butler, Assistant County Attorney

PRE-MEETING is recorded on Livelink.

Public Comment – Hearing 6:15 P.M.

No citizens came forward to present their views during the public comment period.

APPROVAL OF MINUTES

The Planning Commission upon motion of Commissioner Burke, duly seconded by Commissioner Westphal and by unanimous vote, approved the minutes of March 9, 2016.

PUBLIC HEARING CONSENT AGENDA

No one requested to testify in the following cases:

Jefferson County Planning Commission

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15-122995RZ

Rezoning

Case Name: Extra Space Storage Official Development Plan
Owner/Applicant: Stephen L. Porter and Georgia A. Holmes
Location: 5702 W. 120th Ave.
Section 1, Township 2 South, Range 69 West
Approximate Area: 5.0 Acres
Purpose: **To rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow indoor warehousing, self storage, office uses and eight (8) single family residences.**
Case Manager: Alan Tiefenbach

15-128334RZ

Rezoning (continued from February 24, 2016)

Case Name: AGF Properties Official Development Plan
Owner/Applicant: AGF Property Management Inc. and AGF Property Management Corporation
Location: 6025, 6035 and 6055 West 55Th Place
Section 13, Township 3 South, Range 69 West
Approximate Area: 0.24 Acre
Purpose: **To rezone from Industrial-One (I-1) to a Planned Development (PD) which follows the I-1 standard zone district and allows outdoor storage of recyclable materials.**
Case Manager: Alan Tiefenbach

The Planning Commission, upon motion of Commissioner Guthrie, duly seconded by Commissioner Moore and by unanimous vote, adopted the attached resolutions recommending **approval** of the cases on the consent agenda subject to the conditions of approval identified in the applicable staff reports.

PUBLIC HEARING REGULAR AGENDA

16-103915SA

Site Approval

Case Name: Denver Mountain Parks Genesee Park Improvements
Owner: City and County of Denver
Applicant: Denver Parks and Recreation
Location: "Genesee Park – Denver Mountain Park"; 27661 Genesee Drive, 26771 Genesee Lane and 25419 US

Jefferson County Planning Commission

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HWY 40
Sections 10 and 11, Township 4 South, Range 71
West

Purpose: **To allow improvements to the Beaverbrook Trailhead, Patrick House Trailhead, and Challenge Course Staging Area.**

Case Manager: Nick Nelson

SWORN TESTIMONY

Brad Eckert, Denver Parks
Kevin Custer, concerns with the Site Approval
Ryan Custer, concerns with the Site Approval
Patty Palladino, concerns with the Site Approval

Following the taking of sworn testimony and a general discussion, the Planning Commission felt that the improvements were a benefit to the community and were not intended to increase the number of people using the park. Upon motion of Commissioner Burke, duly seconded by Commissioner Moore and by unanimous vote, adopted the attached resolution **approving** this case.

15-122702RZ Rezoning

Case Name: West Littleton Neighborhood Health Center ODP
Owner/Applicant: Property Acquisition Company, LLC
Location: 9670 West Coal Mine Avenue
Section 22, Township 5 South, Range 69 West
Approximate Area: 11.331 Acres
Purpose: **To Rezone from a Planned Development (PD) to Planned Development (PD) to allow community-level commercial uses, including a free standing emergency department; and two free standing telecommunication towers (monopines).**

Case Manager: Heather Gutherless

SWORN TESTIMONY

Michael Brendel, Chief Operating Officer at Littleton Adventist Hospital

Jefferson County Planning Commission

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Michelle Brokaw, Real Estate Broker for applicant
Heather Scott, Architect for applicant
Rick Stannard, Crown Castle Cell Towers
Kelly Harrison, Verizon Wireless
Diane Suchomel, concerned with weeds, graffiti and towers
Dale Bowers, concerned with traffic

Following the taking of sworn testimony and a general discussion, Staff reviewed the recent changes to the ODP that were requested by the applicant to allow an increased antenna height and design of the monopines.

Commissioner Guthrie felt the new use would decrease traffic in the area compared to what was there previously.

The Commission took a break to allow Staff to work with the applicant on the written restrictions regarding the height of the monopines.

Commissioner Moore sees a need for this type of urgency center, including different levels of service it would provide.

Chairman Rogers asked about the fence height, , as there is a discrepancy in the documents. One shows the fence height to be 6', and on two other documents it shows 8'. Staff reviewed what had been discussed with the applicant, and realized that the 6' was correct and indicated that the Written Restrictions should be corrected.

Chairman Rogers questioned the different phases. The applicant explained that the first phase is the 43,000 sq. ft. which will include the proposed urgency center, an imaging center on the first floor and then primary care, OBGYN and specialty clinics on the 2nd floor along with a small component of physical therapy and rehabilitation. The intention is to expand the site to the south in future phases. The building would be expanded to possibly include ambulatory surgery and expansion for rehabilitation services and additional specialty uses.

Staff lists the red-marked changes regarding the monopines:

- Page 2 where the written restrictions are, keep that there would be two stealth mountable pines
- Instead of "The poles shall be no taller than 70', The taller tower shall be a maximum 72' in height with the top of steel being a maximum 65' in height with the crown of 7'. The shorter tower shall be a maximum of 65' in height with the top of steel being a maximum 60' in height

Jefferson County Planning Commission

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with a crown of 5'.

- Graphics on page 4 and 5 are to be updated to reflect new written restrictions.

These changes would maintain the height difference between the two towers by increasing the height of the taller tower by two feet. The applicant said there was a way to do a seven foot crown on the taller tower, and then do a five foot crown on the shorter tower. There would still be about a seven foot difference between the two, but the height wouldn't be dramatically increased on the taller tower.

In review, Commissioner Westphal was glad to see some changes in the neighborhood and felt this will be better. It fits the neighborhood.

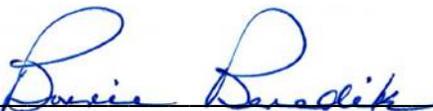
Commissioner Burke felt this was a great replacement for Fun City. A lot of ER's have popped up in the last few years, but this is different and will be a great asset to the neighborhood.

The Planning Commission upon motion of Commissioner Westphal to include the updated Written Restrictions as reflected by staff, duly seconded by Commissioner Guthrie and by unanimous vote, adopted the attached resolution recommending **approval with conditions** of this case.

There being no further business to come before the Planning Commission, the meeting was adjourned at 9:25 p.m.

ATTEST:

PLANNING COMMISSION OF THE
COUNTY OF JEFFERSON, COLORADO



Administrative Assistant

Chairman

March 30, 2016

Date

Date

It was moved by Commissioner **WESTPHAL** that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

March 30, 2016

RESOLUTION

15-122702RZ **Rezoning**
Case Name: West Littleton Neighborhood Health Center ODP
Owner/Applicant: Property Acquisition Company, LLC
Location: 9670 West Coal Mine Avenue
 Section 22, Township 5 South, Range 69 West
Approximate Area: 11.331 Acres
Purpose: **To Rezone from a Planned Development (PD) to
Planned Development (PD) to allow
community-level commercial uses, including a
free standing emergency department; and two
free standing telecommunication towers
(monopines).**
Case Manager: Heather Gutherless

The Jefferson County Planning Commission hereby recommends **APPROVAL WITH CONDITIONS** of the above application on the basis of the following facts:

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.
2. The Planning Commission finds that:
 - A. The proposal is in general conformance with the Comprehensive Master Plan because it meets all applicable sections of the Plan policies.
 - B. The proposed land use is compatible with existing and allowable land uses in the surrounding area because most proposed uses are similar to what is already allowed on the site and where it is not, impacts have been mitigated.
 - C. The proposed land use will not result in significant impacts to the health, safety and welfare of the residents and landowners in the

surrounding area.

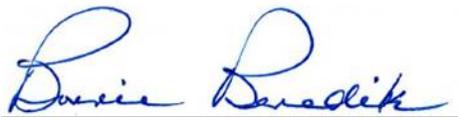
3. The following is a condition of approval:
 - A. Recordation of a revised Official Development Plan in accordance with the red-marked print dated March 23, 2016.

Commissioner **GUTHRIE** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner	Rogers	Aye
Commissioner	Moore	Aye
Commissioner	Burke	Aye
Commissioner	Guthrie	Aye
Commissioner	Westphal	Aye

The Resolution was adopted by **unanimous** vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, Bonnie Benedik, Administrative Assistant for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, March 30, 2016.



Bonnie Benedik
Administrative Assistant

Staff Report

PC Hearing Date: March 30, 2016

BCC Hearing Date: April 12, 2016

15-122702RZ Rezoning

Case Name: West Littleton Neighborhood Health Center ODP

Owner/Applicant: Property Acquisitions, LLC

Location: 9670 West Coal Mine Avenue
Section 22, Township 5 South, Range 69 West

Approximate Area: 11.331 Acres

Purpose: **To rezone from Planned Development (PD) to Planned Development (PD) to allow community-level commercial uses, including a free standing emergency department; and two free standing telecommunications towers (monopines).**

Case Manager: Heather Gutherless

Representative: Timothy Riddle, Boulder Associates

Existing Use: Commercial

BACKGROUND/UNIQUE INFORMATION:

The subject property is located on the southeast corner of West Coal Mine Avenue and South Kipling Parkway. There is an existing building on the property that was previously a commercial “family fun center” known by a variety of names including Fun City, Mr. Biggs, and Fat City. The building constructed for that use is currently vacant and will be demolished if this application is approved. The existing building has not been demolished because there are several building mounted telecommunications antennas that need to be relocated prior to building demolition.

There are two different parts to the application. The first part is to allow for a free standing emergency department along with other already allowed medical office uses. The second portion of this application is a proposal to construct two telecommunication towers to accommodate the antennas that are currently on the building. The towers will be constructed to look like large conifer trees, also called monopines.

SURROUNDING ZONING/LAND USE:

	Adjacent Zoning	Land Use
North:	Planned Development (PD)	Commercial: Bank, Car Wash, Gas Station, Grocery Store
South:	Agricultural–One (A-1)/ Planned Development (PD)	Single Family Residential (1du/3 acres) and Church
East:	Planned Development (PD)	Vacant

West:	Planned Development (PD)	Single Family Residential (5 du/acre) and Commercial – small restaurant, service businesses and offices
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NOTIFICATION:

A community meeting was held for this rezoning application on August 4, 2015. There were eight (8) citizens in attendance. Those in attendance **expressed concerns** related to the proposed application. Concerns related to the number of similar facilities in the area, impacts to residents to south if it is a hospital, height of the telecommunications towers, potential for crime at the existing vacant building, whether helicopters would transport patients, and traffic.

As a requirement of the Jefferson County Zoning Resolution, the following notice was provided for this proposal:

1. Notification of this proposed development was mailed to property owners within a 500 foot radius of the site and to Homeowners' Associations and Umbrella Groups located within a one-mile radius of the site. The initial notification was mailed at the time of the 1st referral. Additional notification was mailed 14 days prior to the Planning Commission Hearing identifying the scheduled hearings dates for both the Planning Commission Hearing and the Board of County Commissioners Hearing.
2. Sign(s), identifying the dates of both the Planning Commission Hearing and the Board of County Commissioners Hearing, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission Hearing.
3. Notification of the hearing before the Planning Commission and the Board of County Commissioners was published in the Ken Caryl Denver Post Your Hub.

The Homeowners' Associations and Umbrella Groups that received notification are as follows:

- Advantage at Stony Creek
- COHOPE
- Columbine West Civic Assn
- Dutch Ridge HOA
- Eagle View HOA
- Governor's Ranch HOA
- Governors Place
- Hillside at Fairway Vista Cmty Assn
- Jefferson County Horesmens Assn
- Kipling Hills HOA
- Kipling Villas HOA
- Lexington Village One Condos
- Meadow Sanctuary
- Panorama Ridge HOA
- Precedent at Stony Creek
- Stanton Farms Townhomes
- Stony Creek 6 HOA
- Williamsburg II
- Woodbury Hills HOA

During the processing of the application, Staff **has** received responses in objection to the proposal. Citizens were concerned about traffic, the need for the use, and the height of the telecommunications towers.

**COMPREHENSIVE MASTER PLAN ASSESSMENT:
Area Plan: South Plains Area**

	Land Use	Physical Constraints	Community Resources	Infrastructure, Water and Services	Design Guidelines
Conformance	X(1)	X (2)	X (3)	X (4)	X (5)
Non-Conformance					

Services: West Metro Fire Protection District
Southwest Metropolitan Water and Sanitation District

ANALYSIS OF PLAN:

1. **Land Use:** The Land Use chapter contains policies related to specific land uses, such as businesses, housing or community uses. There are also many policies that apply to all types of development.

Areas of Conformance:

a. All Development

This element's goals include encouraging development appropriate to an area, encouraging economic development by promoting a variety of land uses and encouraging infill and redevelopment projects. Specific policies that relate to this proposal are: accommodate the development and redevelopment of a balance of land uses; strive to properly and reasonably mitigate the harmful effects, if any, on adjacent properties; encourage adaptive reuse of sites and structures; ensure compatibility with surrounding land uses; and strive to maintain or enhance existing buffers, separations, and screening.

This proposal is replacing an existing commercial use with a new medical office and free standing emergency department. While the existing building will not be reused, the proposal is leaving as much of the existing, mature landscaping as possible. This will mitigate some of the impacts to adjacent property owners. Staff discussed the possibility of ambulances with sirens coming and going from this center. While a component of this project is an emergency department, it will not be the destination if there is a critical or trauma incident that was responded to by an ambulance. Those types of emergencies will still go to a standard hospital. The emergency department provides service that is similar to, or more intensive than, an urgent care visit. However, the emergency department will have access to specialized equipment that some urgent care centers do not, such as CT scans and other imaging capabilities. There will be ambulances used to transport patients from this facility to another facility. However, in these cases, patients will have been stabilized at this facility so the need for lights and sirens going on the emergency vehicles will be rare.

This facility will promote economic development by providing a medical office and emergency care that will provide higher than average paying jobs and a good tax base for the County. The South Plains Area Plan contemplates this type of use at this site, which will be discussed later in this report.

b. Business and Industry

This element's goal is to promote land uses that expand and diversify the County's economic base and create Primary jobs. Specific policies that are applicable state that when commercial zoning is proposed, Office and Light Industrial uses are generally desirable and that a full range of health care facilities should be encouraged.

This proposal is for medical office use. The proposed use will provide primary jobs and will provide a full range of health care services. This use is different than the use at Coal Mine and Wadsworth. The use at Coal Mine and Wadsworth described itself as a boutique hospital. Stays of 24 hours or more are allowed. The proposed use is a fully integrated medical center with an emergency room component. Patients are allowed to stay no more than 23 hours. After that point, patients will need to be transferred to another facility if additional treatment is needed. The facility at C-470 and Bowles is a similar use to the free standing emergency department component of this project, but the C-470 and Bowles facility does not include any additional medical services.

c. Site Design

The goal of this element is to ensure design is compatible with community character and natural surroundings. Policies discuss integrating the project, providing transitions to surrounding development, specifying architecture and site design, if not addressed by the Zoning Resolution and discouraging excessive parking.

The applicant will need to comply with the architectural standards of the Zoning Resolution. A Site Development Plan application for Phase I has been submitted and is meeting the intent of the architectural standards. Existing landscaping is being kept where practical. This is very important in the location of the proposed free standing telecommunication towers (monopines). The applicant has proposed two monopines, instead of one, to make them appear more natural. A single monopine

would need to be nearly 20 feet taller than the tallest proposed monopine. There will be a difference in height between the two monopines of 7 feet to create a visible difference from a distance. The applicant is preserving many of the tall trees surrounding the telecommunications site, including a 34-foot Ponderosa Pine, four 28 to 35-foot tall Austrian Pine trees, and seven 16 to 23-foot Blue Spruce trees. They are also proposing to add two additional conifer trees of 30 feet, one of 25 feet, and two of 20 feet. These existing and newly installed tall trees will make the monopines appear more natural.

d. Area Recommendation

The South Plains Area recommends Large Scale Commercial uses for this area. Large Scale Commercial uses are those commercial uses that have a regional draw. This includes grocery stores, retail businesses, theaters, all types of restaurants, taverns and nightclubs, auto repair facilities, retail, office and light industrial of any size, hotels and motels, hospitals, and automobile dealerships.

The proposed uses would follow the Community Level of the Commercial One (C-1) zone district and a free standing emergency room. The uses proposed fit within the uses contemplated in the Large Scale Commercial category.

Summary of Analysis: *This proposal is in conformance with the specific land use recommendation in the South Plains Area and with the General Land Use policies.*

- 2. Physical Constraints:** The Comprehensive Master Plan describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat.

Areas of Conformance:

a. General

The Plan discusses identifying physical constraints and avoiding or mitigating the area.

This property is within the Dipping Bedrock Overlay District, which is identified as a geologic constraint. The entire property is within the Dipping Bedrock district and therefore, cannot be avoided. The applicant will be required to complete the appropriate mitigation measures as outlined in the Dipping Bedrock Overlay District.

There is also an area of subsidence adjacent to this property, within the South Kipling Parkway right-of-way. The applicant is considering adding an entrance to the site from South Kipling Parkway. If they do and the pavement crosses the subsidence area, then the appropriate geologic analysis will need to be completed at the time of Site Development Plan to ensure that the subsidence area can be mitigated.

b. Geologic Hazards & Constraints

The plan recommends avoiding or mitigating geologic hazards and mitigating geologic constraints.

As stated above, this property is within the Dipping Bedrock Overlay District which will be required to be mitigated at the time of Site Development Plan. If the applicant decides to add an entrance to the site from South Kipling Parkway, then the appropriate geologic analysis will need to be completed at the time of Site Development Plan to ensure that the subsidence area can be mitigated.

Summary of Analysis: *This proposal is in conformance with the applicable goals and policies in the Physical Constraints chapter.*

- 3. Community Resources:** The Community Resources chapter contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.

Areas of Conformance:

a. Historic Resources

There is an existing building on the property; however, it is not considered a historic resource.

b. Visual Resources

There are no Visual Resources on this site or visual resources that will be blocked by construction on this site.

c. Air, Light, Odor, and Noise

The Plan discusses encouraging effective management of air quality and the impacts of light, odor, and noise.

The majority of the land uses will not have any greater impacts to air, light, odor and noise than the existing allowed uses. Staff did have some initial concerns about the potential noise from ambulances coming and going from the free standing emergency room. As the use was explained in more detail, staff became comfortable that the amount of ambulance traffic with lights and sirens would be minimal, approximately 1-2 per day.

Summary of Analysis: *This proposal meets the applicable policies in the Community Resources chapter of the Comprehensive Master Plan.*

- 4. Infrastructure, Water & Services:** The applicable elements of this chapter include Transportation, Water and Wastewater, and Services.

Areas of Conformance:

a. Transportation

The Transportation element's goal is to ensure that the transportation system will have the capacity to support future population growth while maintaining an acceptable level of service. Policies further discuss safe pedestrian, bicycle and transit use, demonstrating how the system can accommodate the proposed traffic use, coordinating access points, and avoiding significant non-residential traffic through residential streets.

The applicant did provide a traffic study with the rezoning application. The intersection of West Coal Mine Avenue and the Chase Bank Driveway is currently operating at a Level of Service (LOS) E. The County has established a minimum Level of Service D for acceptable operations. With the additional traffic from this proposal, this intersection will continue to operate at a Level of Service E. Additionally, the intersection of Peakview Drive and West Coal Mine Avenue is anticipated to operate at an LOS F. There are ways to address the traffic from this site so as to not further degrade the anticipated background LOS, for example restricting left turn movements at these intersections. A Site Development Plan process is necessary for the applicant to construct the new building. The necessary road improvements will need to be completed with the Site Development Plan to mitigate these traffic impacts. With the Site Development Plan, the applicant will also address ways to make pedestrian travel safer.

The majority of traffic will access the site from West Coal Mine Avenue. There are also two existing access points off of Old Coal Mine Avenue that would remain. Old Coal Mine Avenue also provides access to a church and two residences. The traffic study shows that the majority of traffic will not use Old Coal Mine Avenue, but rather West Coal Mine Ave.

b. Water & Wastewater

The Water & Wastewater element discusses ensuring that new development has appropriate water service and wastewater treatment.

This property obtains water and sanitary sewer service from Southwest Metropolitan Water and Sanitation District. Service will continue to be provided to this site for the new use.

c. Other Utilities

The goal of this element says "Ensure that utilities are adequate for existing and future development."

Electricity and natural gas are provided to the site from Xcel energy. They have no objections to the proposed rezoning.

d. Services

The Services element’s goals and policies aim to ensure that services such as law enforcement, fire protection and emergency and disaster services are adequate for the proposal.

This property will be served by the Jefferson County Sheriff’s Office and West Metro Fire Protection District. The Sheriff’s Office had no comment on this proposal and the Fire District had no objection.

Summary of Analysis: *The proposal conforms to the goals and policies of the Infrastructure, Water & Services chapter.*

COMPATIBILITY:

This proposal is for community level commercial uses, a free standing emergency department, and two free standing telecommunication towers. The community level commercial uses are very similar to the existing zoning. The free standing emergency department will have impacts similar to the community level commercial uses. The telecommunications facility will be constructed as two monopines with abundant landscaping, which will mitigate a large part of the visual impact of the facility. To the north of the property, across West Coal Mine Avenue, is a commercial complex containing a car wash, gas station, bank and grocery store. These uses are also allowed in the community level commercial uses and emergency department proposed, so the proposed uses will be complimentary. To the east, also across West Coal Mine Avenue, is a mix of single family detached residential at 5 du/acre and commercial uses. The existing tree buffer along West Coal Mine will be maintained, reducing impacts to the existing residents. Again, the existing commercial uses are similar to the proposed uses. To the south is a church and two single family residences on 3 acres lots, zoned agriculturally. The church is a community use that would be complimentary to the proposed uses. The residences will be most impacted by the telecommunications towers since they were already impacted by the commercial use that existed on the property. Around the base of the towers, a large amount of landscaping, mostly conifer trees, and fencing is proposed to mitigate views of the base of the towers and the equipment structures associated with the towers. The towers will be constructed to mimic pine trees. Their function necessitates them to be taller than the existing and proposed trees, so they will be visibly taller than the other nearby trees. In addition to maintaining existing trees that range from 17 to 35 feet and planting more trees from 12 to 30 feet in height, the two monopines will vary in height by at least 7 feet to make the monopines appear more natural. To the west is West Kipling Parkway and vacant property zoned to allow a single family residential development. The proposed community commercial and emergency room will provide services to those residents. There will be visual impact from the telecommunications proposal. As stated above, Staff has worked with the applicant to make the towers blend into the landscaping as much as possible, while still meeting the provider’s coverage needs.

SUMMARY OF STAFF POSITION:

Staff has determined that the proposed uses are in compliance with the applicable goals and policies of the Comprehensive Master Plan and that the uses are compatible with the existing and future surrounding land uses.

PLANNING COMMISSION:

Planning Commission Recommendation (Resolution Dated March 30, 2016 Attached):

Approval	_____
Approval with Conditions	<u> X (5-0) vote </u>
Denial	_____

This case was scheduled to be heard by the Planning Commission on March 23, 2016. The March 23, 2016 hearing was cancelled due to adverse weather; thus the case was heard on March 30, 2016.

There were two (2) people that appeared at the Planning Commission hearing and testified on this application. The testimony from the citizens was related to the height and location of the

telecommunications tower, traffic generated from the proposed use, and the need for the proposed use. After hearing all testimony and questioning both the applicant and Staff, the Planning Commission decided to recommend approval of the case with conditions related to the design and heights of the telecommunications towers.

FINDINGS/RECOMMENDATIONS:

Staff recommends that the Board of County Commissioners find that:

- 1. The proposal is in general conformance with the Comprehensive Master Plan because it meets all applicable sections of the Plan policies;**
- 2. The proposed land uses are compatible with existing and allowable land uses in the surrounding area because most proposed uses are similar to what is already allowed on the site and where they are not, impacts have been mitigated; and,**
- 3. The proposed land uses will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.**

And;

Staff recommends that the Board of County Commissioners APPROVE Case No. 15-122702RZ subject to the following conditions:

- 1. Recordation of a revised Official Development Plan in accordance with the red-marked print dated April 12, 2016.**

COMMENTS PREPARED BY:



Heather Gutherless, Senior Planner
April 5, 2016

**Jefferson County Land Use Case Management
CASE DATES SUMMARY**

March 9, 2016

Case Number: 15-122702RZ

Case Type: Rezoning

Pre-application Meeting Date: November 6, 2014

Community Meeting Date: August 4, 2015

Applicant Makes Complete Submittal: October 6, 2015

Case Sent on First Referral: October 6, 2015

All Responses Provided to Applicant: November 2, 2015

Case Sent on Second Referral: December 18, 2015

All Responses Provided to Applicant: January 8, 2016

Applicant Responds: February 2, 2016

County Responds: February 9, 2016

Determination That Case Should Proceed to Hearing: March 2, 2016

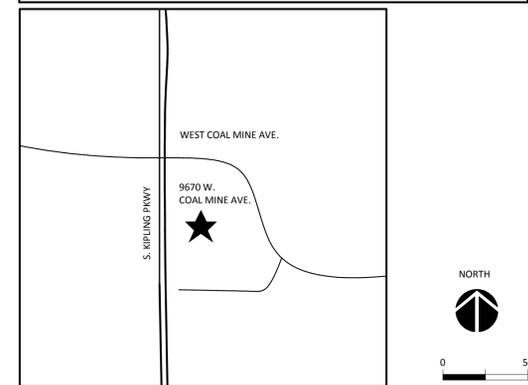
County Staff Determination: Applicant's Request:

WEST LITTLETON NEIGHBORHOOD HEALTH CENTER

CASE NUMBER: 15- 122702RZ
 MAP NUMBER: 35

OFFICIAL DEVELOPMENT PLAN Sheet 1 of 5

VICINITY MAP



LEGAL DESCRIPTION:

LOT 1,
 FAMILY RECREATION CENTER, AMENDMENT 1.
 RECORDED AT RECEPTION NO. F1099767 IN THE RECORDS OF THE CLERK AND RECORDER OF JEFFERSON COUNTY.
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH,
 RANGE 69 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO.
 TOTAL SITE AREA 11.331 AC

COUNTY COMMISSIONER'S CERTIFICATE:

This Official Development Plan, titled West Littleton Neighborhood Health Center Official Development Plan,
 was approved the ____ day of _____, 20____, and is accepted by the Board of County
 Commissioners this ____ day of _____, 20____.

BOARD OF COUNTY COMMISSIONERS:

Chairman _____

Clerk _____

CLERK AND RECORDER'S CERTIFICATE:
 Accepted for filing in the office of the County Clerk and Recorder of Jefferson County at Golden,
 Colorado on this ____ day of _____, 20____, at ____ o'clock ____M.

By: _____
 Jefferson County Clerk and Recorder Deputy Clerk

STANDARD FLEXIBILITY STATEMENT:
 The graphic drawings contained within this Official Development Plan are intended to depict general
 locations and illustrate concepts of the textual provisions of this Official Development Plan. During the
 platting process the Planning Director may allow minor variations for the purpose of establishing:

- Final road alignments
- Final configuration of lot and tract sizes and shapes
- Final building envelopes
- Final access and parking locations
- Landscaping adjustments

APPLICABILITY STATEMENT:
 Except as expressly provided otherwise in this Official Development Plan, development of this property
 shall conform to the Jefferson County Zoning Resolution in effect at the time of platting and building permit application.

OWNER'S CERTIFICATE:
 Property Acquisition Company, LLC, as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein.

Owner:
 Property Acquisition Company, LLC, a Colorado limited liability company

Michelle Browkaw, Manager Date: _____

County of _____)
 State of _____) ss

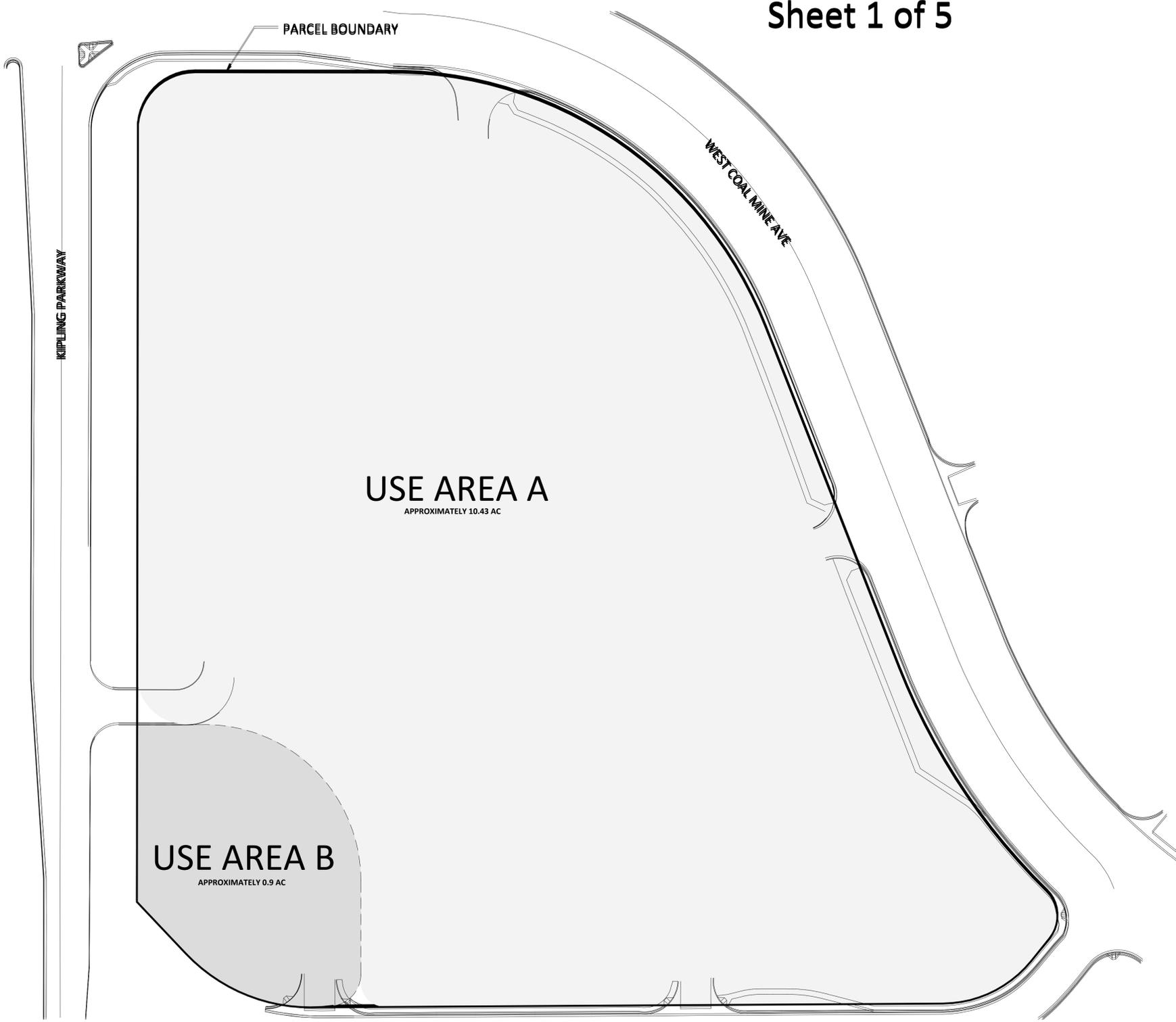
Sworn and Subscribed before me this ____ day of _____, 20____, by Michelle Browkaw.

Witness my hand and official seal.

Notary Public My Commission expires: _____

REVISION BLOCK:

PREPARED BY:
 BOULDER ASSOCIATES, INC.
 1426 PEARL STREET SUITE 309
 BOULDER, CO. 80302
 (303) 499-7795



1 SITE PLAN -ODP
 A0.3 | ODP1.0 1" = 50'-0"

PROJECT NUMBER
 142507.00
 DRAWN BY
 HS
 DATE
 02/26/2016

REVISIONS

REV	DESCRIPTION	DATE

BOULDER ASSOCIATES

ARCHITECTS

Boulder Associates, Inc.
 Architecture + Interior Design
 1426 Pearl Street, Suite 300
 Boulder, Colorado 80302
 303.499.7795 F 303.499.7767
 www.boulderassociates.com

PROJECT
WEST LITTLETON NHC

SHEET TITLE
OFFICIAL DEVELOPMENT PLAN

SHEET NUMBER

ODP1.0

WEST LITTLETON NEIGHBORHOOD HEALTH CENTER

CASE NUMBER: 15- 122702RZ
MAP NUMBER: 35

PROJECT NUMBER
142507.00

DRAWN BY
HS

DATE
02/26/2016

REVISIONS
REV DESCRIPTION DATE

OFFICIAL DEVELOPMENT PLAN

Sheet 2 of 5

WRITTEN RESTRICTIONS

Intent- The purpose of this Rezoning is to allow for a free standing emergency department within the Community Level subdistrict of the Commercial One Zone district and to allow for free-standing telecommunication towers.

A. GENERAL
All uses and standards not described in this Official Development Plan shall comply with the Community Level subdistrict of the Commercial One Zone district provisions of the Jefferson County Zoning Resolution and other applicable sections.

B. USE AREA A

1. Permitted Uses Added:
Free standing emergency departments*
*Freestanding Emergency Department (FSED) is defined as a fully equipped emergency department providing emergency care services 24 hours a day, 7 days a week with a maximum patient stay of 23 hours and 59 minutes. The facility shall be equipped to accommodate ambulance traffic to and from the facility.

2. Lot and Building Standards
Maximum building height shall be 42'.

2. Architecture
Building architecture shall comply with the provisions of the Jefferson County Zoning Resolution with the following exceptions.

a. Metal panel shall be allowed as an accent material.

3. Parking
Parking shall comply with the provisions of the Jefferson County Zoning Resolution with the following exceptions.

a. The parking ratio for medical uses shall be 3.5 spaces/ 1,000 square feet of GLA.

4. Landscaping
Landscaping shall comply with the provisions of the Jefferson County Zoning Resolution with the following exceptions.

a. Trees shall be allowed within 5 feet of the back of curb, gutter or sidewalk.

5. Signs
Signage shall comply with the provisions of the Jefferson County Zoning Resolution with the following exceptions.

a. Building Frontage
i. The longest building wall containing customer access will be considered the primary elevation.
ii. Only one elevation will be considered the primary elevation unless there is a change in building facade articulation of greater than 10 feet.*
*If there is an articulation greater than 10 ft, see 5.c.ii.

b. Monument Signs
i. One Project Identification sign at the corner of Kipling Pkwy and West Coal Mine Avenue. Maximum Sign Height 12 feet. Maximum sign area 75 square feet.
ii. One Project Identification sign at each of the project access points along W. Coal Mine Avenue. Maximum Sign Height 8 feet. Maximum sign area 50 square feet.
iii. One Project Identification sign at the project access points along Kipling Pkwy. Maximum Sign Height 8 feet. Maximum sign area 50 square feet.

c. Wall Signs
i. Primary Elevation
ii. Total square footage of wall signs not to exceed 350 square feet per primary elevation.
iii. If there is a change in building articulation of greater than 10 feet an additional 150 square feet of total wall signage will be allowed.
iv. No individual wall sign shall exceed 150 square feet.
v. Tenants that do not have building frontage are allowed 1 wall sign not to exceed 50 square feet.

ii. Non-Primary Elevations
i. Total square footage of wall signs not to exceed 200 square feet per non-primary elevation.
ii. No individual sign shall exceed 150 square feet.

C. USE AREA B
Telecommunications Land Uses shall comply with the provisions of the Telecommunications Uses Sections of the Jefferson County Zoning Resolution with the following exceptions.

1. Permanent Telecommunication Towers
a. Two (2) stealth monopine poles will be the only permanent communication towers permitted on the property. The poles will be no higher than 70'.

b. The stealth monopine trees shall be designed to replicate ponderosa pines with 'high density' foliage, minimum 3 branches per foot.

c. There shall be a variance in height of the two monopine poles of not less than 8' with the maximum height of the tallest pole being 70' as measured from the base of the pole.

d. Towers/poles shall be located a minimum of 70' from all property lines.

e. All antennas shall be concealed within the branches of the stealth monopine and painted or camouflaged to blend into the surroundings and shall be shielded from view with 'needle socks'.

2. Accessory Structures and Equipment
a. Equipment Shelters and other related accessory structures shall be maximum 15' in height.

b. Accessory equipment and structures shall be screened from view with a maximum 8'-tall cedar fence.

c. Setbacks for accessory structures shall be within the 70' x 60' cell tower compound enclosure.

d. Any portion of equipment shelters that will be visible above the enclosure fencing shall comply with the architectural provisions of the Jefferson County Zoning Resolution.

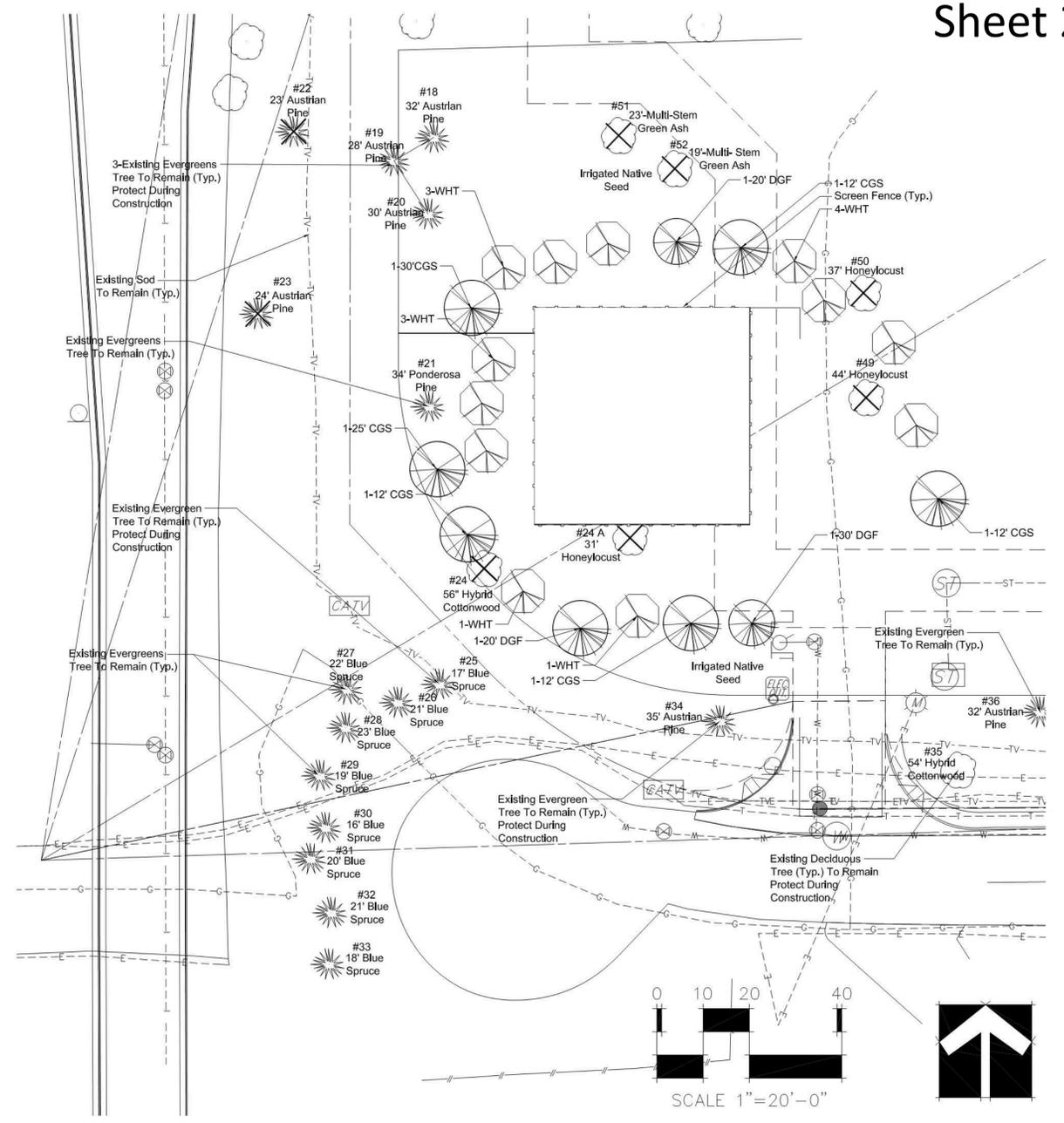
3. Maintenance
a. All structures shall be adequately maintained at all times and shall not be allowed to fall into disrepair.

4. Landscaping
a. Existing trees adjacent to proposed cell structure, indicated as existing to remain on the Landscape plan herein, shall be maintained in place and shall be protected during the course of construction. In the event that any of the existing trees as identified on the Landscape plan die, said tree(s) shall be replaced with a tree of similar species and at least 12 ft in height for evergreens or 5 inch caliper for deciduous trees.

b. Additional landscape screening shall be installed per the Landscape plan herein.

The taller tower shall be a maximum of 72 feet in height, with the top of steel pole being a maximum of 65 feet in height with a crown of 7 feet.
The shorter tower shall be a maximum of 65 feet in height with the top of the steel pole being a maximum of 60 feet in height with a crown of 5 feet.

6 ft



SYM	COMMON/ BOTANICAL NAME	INSTALLED SIZE/HEIGHT	MATURE HEIGHT	COMMENTS
EVERGREEN TREES				
CGS	Colorado Green Spruce* Picea pungens	See Plan	60' HT.	Specimen quality B&B or Tree Spaded and guyed
DGF	Douglas Fir* Pseudotsuga menziesii	See Plan	60' HT.	Specimen quality B&B or Tree Spaded and guyed
*Contact Bruce at Spalding Trees, LLC. (303) 526-1256				
WHT	Washington Hawthorn Crataegus phaenopyrum	4 1/2" cal. clump	20' HT.	Specimen quality B&B, staked

Trees to be Removed for Cell Tower Installation:
 #22 (1) 23' Austrian Pine
 #23 (1) 24' Austrian Pine
 #24 (1) 56' Hybrid Cottonwood
 #24A (1) 31' Honeylocust
 #49 (1) 44' Honeylocust
 #50 (1) 37' Honeylocust
 #51 (1) 23" Green Ash
 #52 (1) 19" Green Ash

Tree Removal Remediation for Cell Tower Installation:
 Total Feet of Evergreen Tree(s) Removed 46'
 Total Feet of Deciduous Trees Removed 210'
 Total Feet of Evergreen Trees Installed/Replaced 173'
 Total Feet of Deciduous Trees Installed/Replaced 144'

PARTIAL LANDSCAPE PLAN- CELL TOWER COMPOUND

PREPARED BY:
BOULDER ASSOCIATES, INC.
1426 PEARL STREET SUITE 309
BOULDER, CO. 80302
(303) 499-7795

PROJECT
WEST LITTLETON
NHC

SHEET TITLE
OFFICIAL
DEVELOPMENT
PLAN

SHEET NUMBER

ODP1.1

WEST LITTLETON NEIGHBORHOOD HEALTH CENTER

OFFICIAL DEVELOPMENT PLAN

Sheet 3 of 5

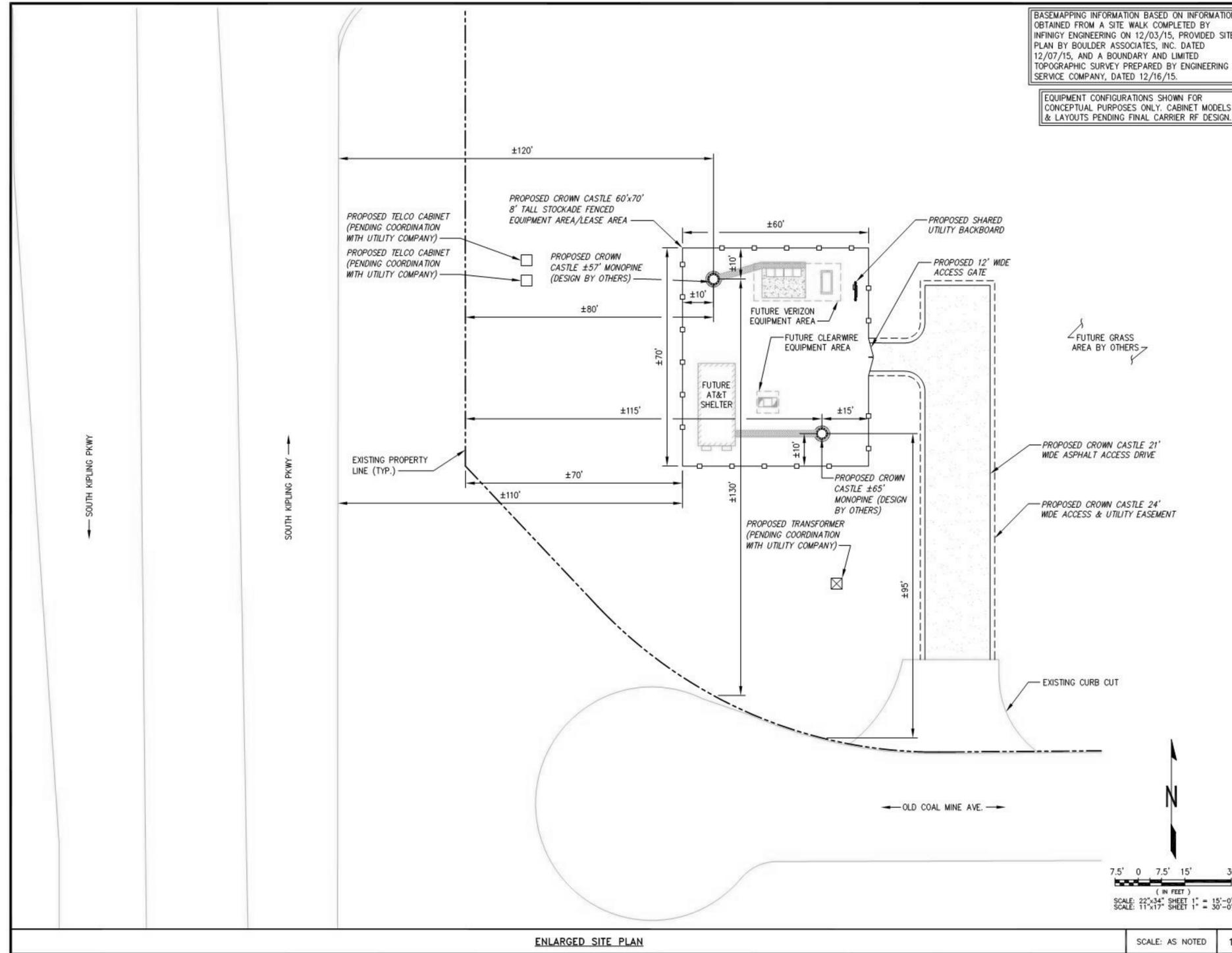
CASE NUMBER: 15-122702RZ
 MAP NUMBER: 35

PROJECT NUMBER
 142507.00

DRAWN BY
 Author

DATE
 02/26/2016

REVISIONS
 REV DESCRIPTION DATE



BASEMAPPING INFORMATION BASED ON INFORMATION OBTAINED FROM A SITE WALK COMPLETED BY INFINIGY ENGINEERING ON 12/03/15, PROVIDED SITE PLAN BY BOULDER ASSOCIATES, INC. DATED 12/07/15, AND A BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY PREPARED BY ENGINEERING SERVICE COMPANY, DATED 12/16/15.

EQUIPMENT CONFIGURATIONS SHOWN FOR CONCEPTUAL PURPOSES ONLY. CABINET MODELS & LAYOUTS PENDING FINAL CARRIER RF DESIGN.

PLANS PREPARED FOR:

116 Inverness Drive East, Ste. 280
 Englewood, CO 80112

PLANS PREPARED BY:

FROM ZERO TO INFINIGY
 the solutions are endless

7301 Federal Blvd, Suite 301
 Westminster, CO 80030
 Office # (303) 219-1178
 Fax # (303) 242-8636
 JOB NUMBER 425-001

ENGINEERING LICENSE:

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REVISIONS:

DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	03/01/16	WMM	9
ISSUED FOR REVIEW	03/01/16	WMM	8
ISSUED FOR REVIEW	02/26/16	WMM	7
ISSUED FOR REVIEW	02/23/16	WMM	6
ISSUED FOR REVIEW	02/18/16	WMM	5
ISSUED FOR REVIEW	02/17/16	WMM	4

SITE NAME:
WEST LITTLETON MEDICAL OFFICE

BUSINESS UNIT #:
 853251

SITE ADDRESS:
 9760 W COAL MINE AVE.
 LITTLETON, CO 80123

SHEET DESCRIPTION:
ENLARGED SITE PLAN

SHEET NUMBERS:
Z-2

PREPARED BY:
 BOULDER ASSOCIATES, INC.
 1426 PEARL STREET SUITE 309
 BOULDER, CO. 80302
 (303) 499-7795

BOULDER ASSOCIATES ARCHITECTS

Boulder Associates, Inc.
 Architecture + Interior Design
 1426 Pearl Street, Suite 300
 Boulder, Colorado 80302
 303.499.7795 F 303.499.7767
 www.boulderassociates.com

PROJECT
WEST LITTLETON NHC

SHEET TITLE
OFFICIAL DEVELOPMENT PLAN

SHEET NUMBER
ODP1.2

CELL TOWER COMPOUND PLAN

ENLARGED SITE PLAN

SCALE: AS NOTED 1

WEST LITTLETON NEIGHBORHOOD HEALTH CENTER

OFFICIAL DEVELOPMENT PLAN Sheet 4 of 5

CASE NUMBER: 15- 122702RZ
 MAP NUMBER: 35

PROJECT NUMBER
 142507.00

DRAWN BY
 Author

DATE
 02/26/2016

REVISIONS
 REV DESCRIPTION DATE

Revised drawings to reflect language.

INFINIGY ENGINEERING HAS NOT EVALUATED THE TOWER OR MOUNT FOR THIS SITE, AND ASSUMES NO RESPONSIBILITY FOR ITS STRUCTURAL INTEGRITY. REFER TO STRUCTURAL ANALYSIS BY OTHERS PRIOR TO ANY CONSTRUCTION.

ANTENNA CONFIGURATIONS SHOWN FOR CONCEPTUAL PURPOSES ONLY. ANTENNA MODELS & LAYOUTS PENDING FINAL CARRIER RF DESIGN.

NOTE:
 CONTRACTOR TO INSTALL RF-FRIENDLY ANTENNA SOCKS ON ALL FUTURE ANTENNAS

PLANS PREPARED FOR:



116 Inverness Drive East, Ste. 280
 Englewood, CO 80112

PLANS PREPARED BY:



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ISSUED FOR REVIEW		03/01/16	WNA	8
ISSUED FOR REVIEW		02/26/16	WNA	7
ISSUED FOR REVIEW		02/23/16	WNA	6
ISSUED FOR REVIEW		02/18/16	WNA	5
ISSUED FOR REVIEW		02/17/16	WNA	4

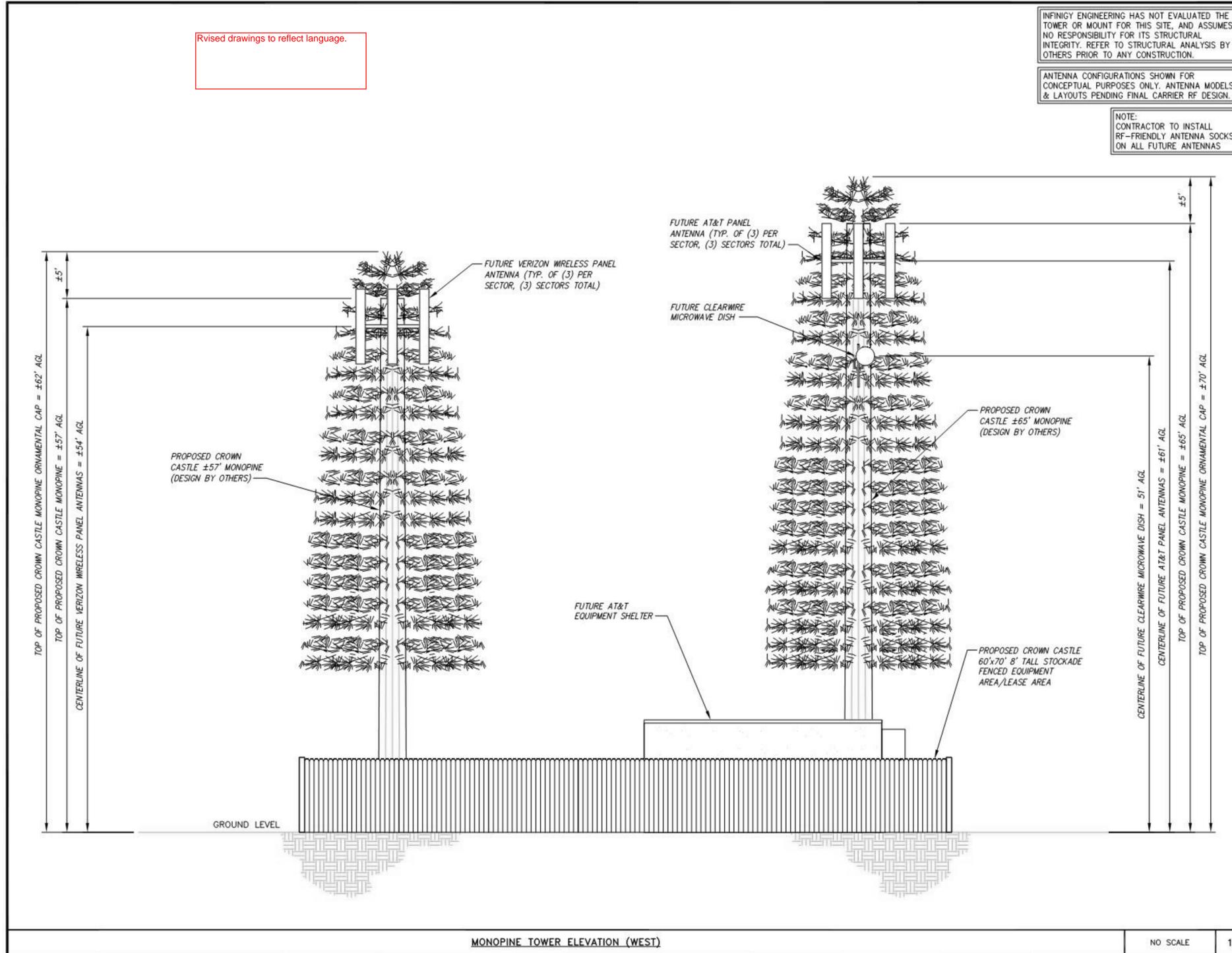
SITE NAME:
WEST LITTLETON MEDICAL OFFICE

BUSINESS UNIT #:
 853251

SITE ADDRESS:
 9760 W COAL MINE AVE.
 LITTLETON, CO 80123

SHEET DESCRIPTION:
MONOPINE TOWER ELEVATION

SHEET NUMBER:
Z-4



MONOPINE TOWER ELEVATION (WEST)

NO SCALE 1

CELL TOWER COMPOUND ELEVATION

PREPARED BY:
 BOULDER ASSOCIATES, INC.
 1426 PEARL STREET SUITE 309
 BOULDER, CO. 80302
 (303) 499-7795

BOULDER ASSOCIATES ARCHITECTS

Boulder Associates, Inc.
 Architecture + Interior Design
 1426 Pearl Street, Suite 300
 Boulder, Colorado 80302
 303.499.7795 F 303.499.7767
 www.boulderassociates.com

PROJECT
WEST LITTLETON NHC

SHEET TITLE
OFFICIAL DEVELOPMENT PLAN

SHEET NUMBER

ODP1.3

WEST LITTLETON NEIGHBORHOOD HEALTH CENTER

OFFICIAL DEVELOPMENT PLAN

Sheet 5 of 5

CASE NUMBER: 15- 122702RZ
 MAP NUMBER: 35

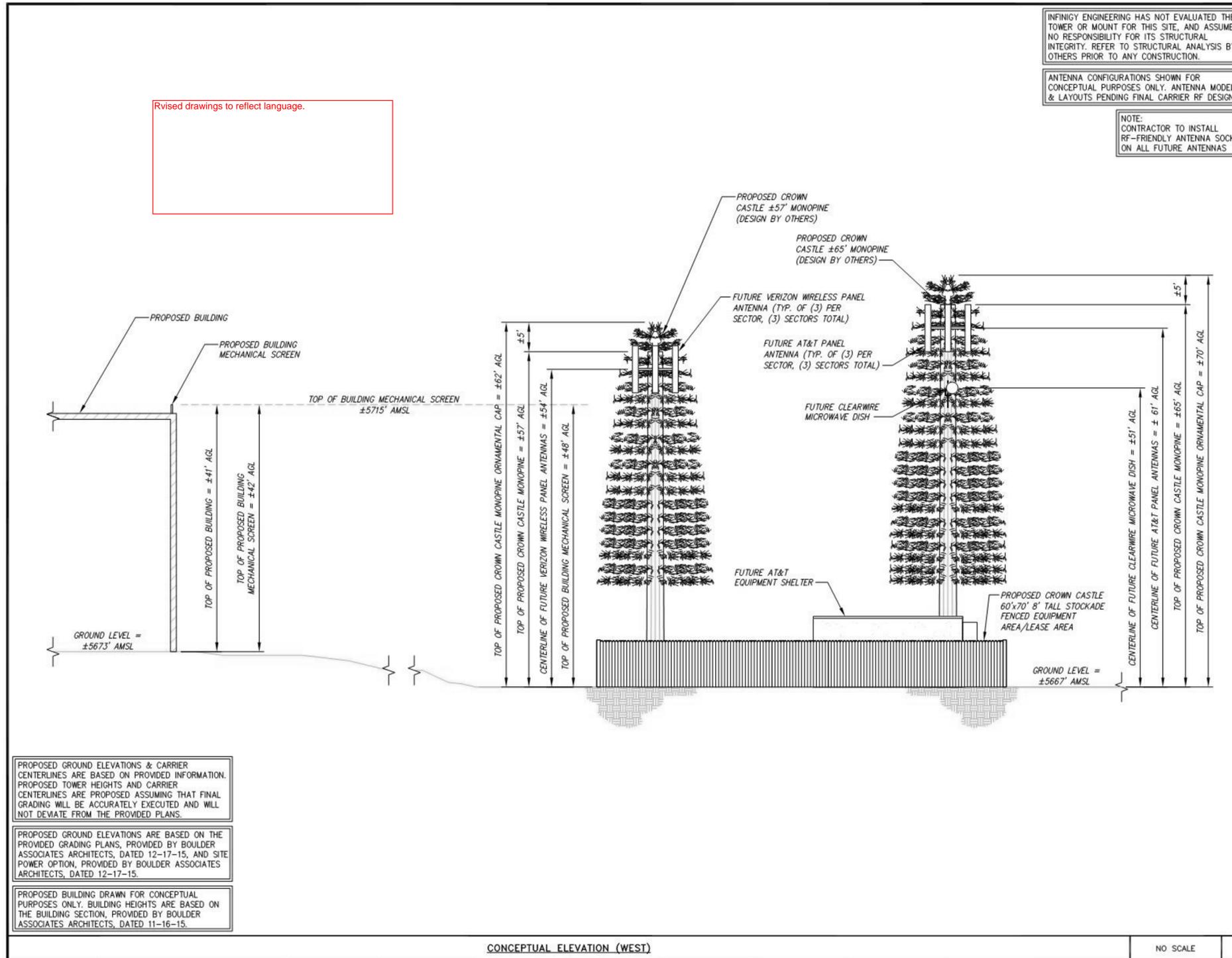
PROJECT NUMBER
 142507.00

DRAWN BY
 Author

DATE
 02/26/2016

REVISIONS
 REV. DESCRIPTION DATE

Revised drawings to reflect language.



INFINIGY ENGINEERING HAS NOT EVALUATED THE TOWER OR MOUNT FOR THIS SITE, AND ASSUMES NO RESPONSIBILITY FOR ITS STRUCTURAL INTEGRITY. REFER TO STRUCTURAL ANALYSIS BY OTHERS PRIOR TO ANY CONSTRUCTION.

ANTENNA CONFIGURATIONS SHOWN FOR CONCEPTUAL PURPOSES ONLY. ANTENNA MODELS & LAYOUTS PENDING FINAL CARRIER RF DESIGN.

NOTE:
 CONTRACTOR TO INSTALL RF-FRIENDLY ANTENNA SOCKS ON ALL FUTURE ANTENNAS

PLANS PREPARED FOR:

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REVISIONS:

DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	03/01/16	WMM	9
ISSUED FOR REVIEW	03/01/16	WMM	8
ISSUED FOR REVIEW	02/26/16	WMM	7
ISSUED FOR REVIEW	02/23/16	WMM	6
ISSUED FOR REVIEW	02/18/16	WMM	5
ISSUED FOR REVIEW	02/17/16	WMM	4

SITE NAME:
WEST LITTLETON MEDICAL OFFICE

BUSINESS UNIT #:
 853251

SITE ADDRESS:
 9760 W COAL MINE AVE.
 LITTLETON, CO 80123

SHEET DESCRIPTION:
 CONCEPTUAL ELEVATION PLAN

SHEET NUMBER:
Z-5

PROPOSED GROUND ELEVATIONS & CARRIER CENTERLINES ARE BASED ON PROVIDED INFORMATION. PROPOSED TOWER HEIGHTS AND CARRIER CENTERLINES ARE PROPOSED ASSUMING THAT FINAL GRADING WILL BE ACCURATELY EXECUTED AND WILL NOT DEVIATE FROM THE PROVIDED PLANS.

PROPOSED GROUND ELEVATIONS ARE BASED ON THE PROVIDED GRADING PLANS, PROVIDED BY BOULDER ASSOCIATES ARCHITECTS, DATED 12-17-15, AND SITE POWER OPTION, PROVIDED BY BOULDER ASSOCIATES ARCHITECTS, DATED 12-17-15.

PROPOSED BUILDING DRAWN FOR CONCEPTUAL PURPOSES ONLY. BUILDING HEIGHTS ARE BASED ON THE BUILDING SECTION, PROVIDED BY BOULDER ASSOCIATES ARCHITECTS, DATED 11-16-15.

CONCEPTUAL ELEVATION (WEST)

NO SCALE

1

CELL TOWER HEIGHT REQUIREMENTS

PREPARED BY:
 BOULDER ASSOCIATES, INC.
 1426 PEARL STREET SUITE 309
 BOULDER, CO. 80302
 (303) 499-7795

BOULDER ASSOCIATES
 ARCHITECTS

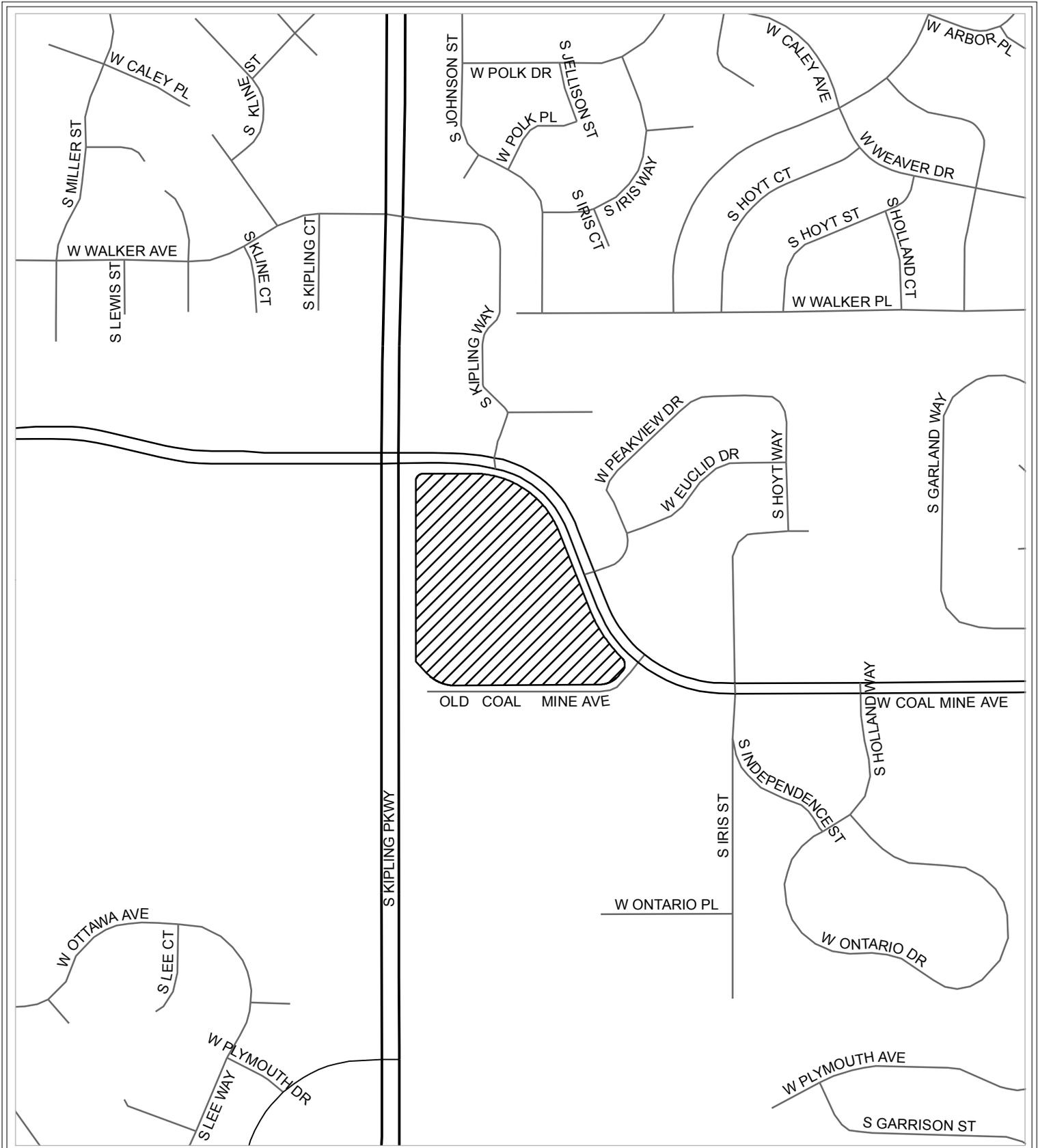
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PROJECT
WEST LITTLETON NHC

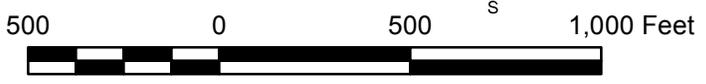
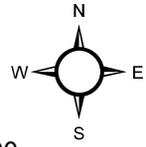
SHEET TITLE
OFFICIAL DEVELOPMENT PLAN

SHEET NUMBER

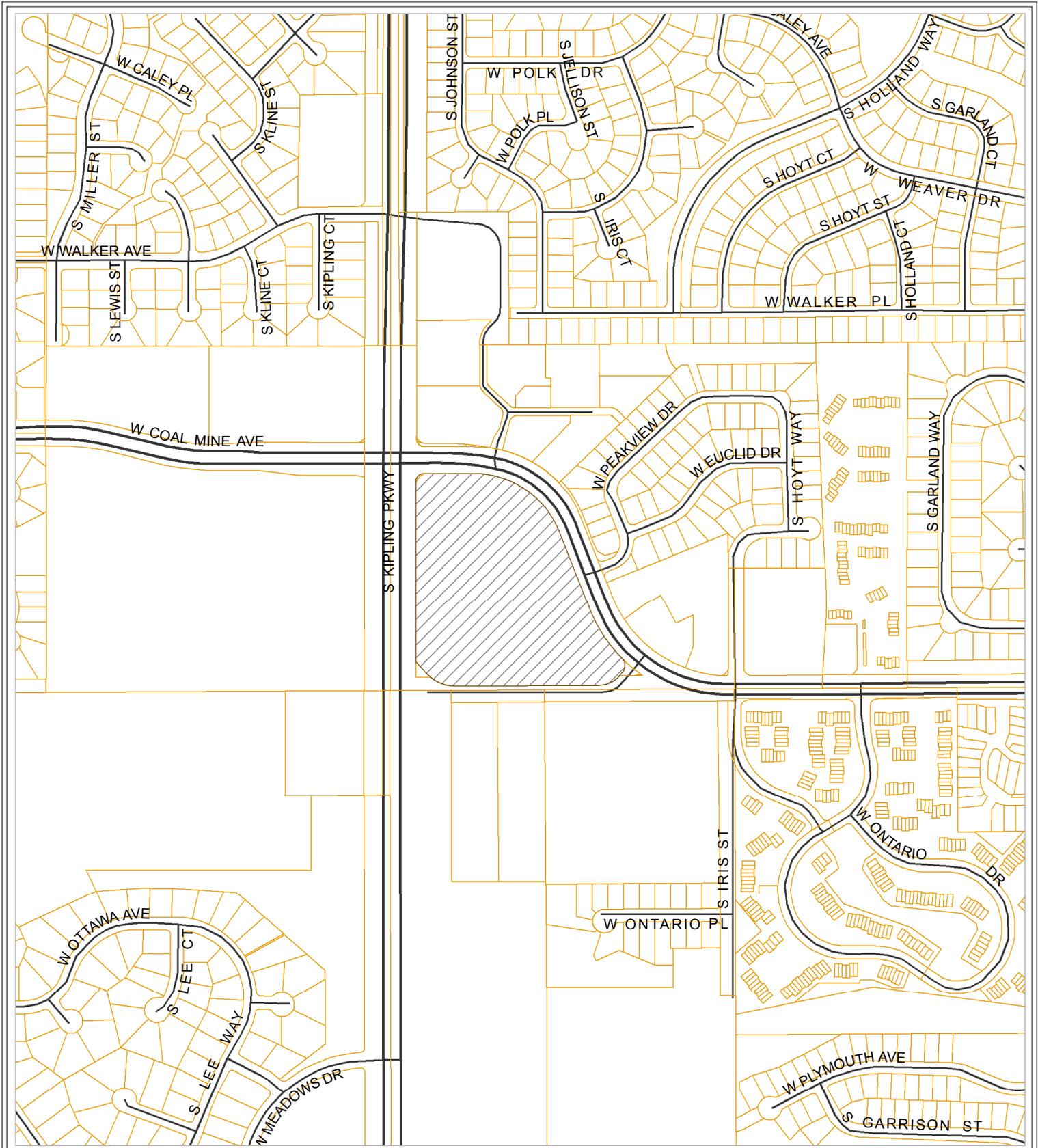
ODP1.4



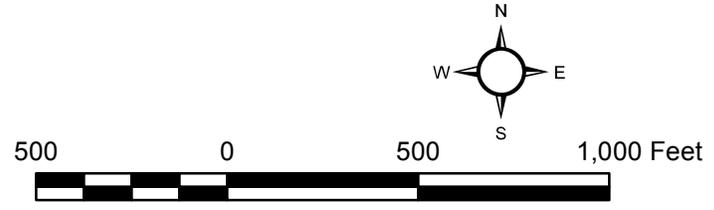
Case Number: 15-122702RZ
Location: Section 22, T5S, R69W



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Case Number: 15-122702RZ
Location: Section 22, T5S, R69W



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Case No. 15-122702RZ

Legal Description

Street Location of Property 9670 West Coal Mine Avenue

Is there an existing structure at this address?

Yes X No _____

Type the legal description and address below.

LOT 1, FAMILY RECREATION CENTER, AMENDMENT 1, RECORDED AT
RECEPTION NO. F1099767 IN THE RECORDS OF THE CLERK AND RECORDER
OF JEFFERSON COUNTY. LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 22, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO.
CONTAINING 11.33 ACRES, MORE OR LESS.

Advise of Ortho Map No. 35 Section 22 Township 5 S. Range 69 W.

Calculated Acreage 11.33 Acres Checked by: Ben Hasten

Address Assigned (or verified) 9670 West Coal Mine Avenue

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Rezoning have been submitted to Jefferson County Planning and Zoning. This case is now beginning the 1st Referral part of the process. Please review the specific electronic documents related to the 1st Referral found [here](#). Comments on the 1st Referral should be submitted electronically to the case manager by the due date below.

Case Number: 15-122702RZ

Case Name: The Meadows Official Development Plan Amendment 4

Address: 9670 W. Coal Mine Avenue

General Location: Southeast corner of S. Kipling Pkwy and W. Coal Mine Avenue

Case Type: Rezoning

Type of Application: Rezoning to allow for a freestanding emergency department.

Case Manager: Heather Gutherless

Comments Due: **October 27, 2015**

Case Manager Contact Information: hgutherl@jeffco.us **303-271-8716**

Review Engineer: Sean Madden

The entire case file for this application can be viewed [here](#).

JEFFCO:	EXTERNAL:	HOA:
Planning Engineering Long Range Planning Zoning Administration Geologist Cartography Addressing Open Space Public Health Transportation and Engineering Road and Bridge, District 2	West Metro Fire District Jeffco EDC Foothills Park and Rec Xcel Energy Southwest Metro Water & San	Advantage at Stony Creek Assn COHOPE Columbine West Civic Assn Dutch Ridge HOA Eagle View HOA Governor's Ranch HOA Governors Place Hillside at Fairway Vista Cmty Assn Jefferson County Horsemens Assn Kipling Hills HOA Kipling Villas HOA Lexington Village One Condo Assn Meadows Sactuary Panorama Ridge HOA Precedent at Stony Creek Stanton Farms Townhomes Stony Creek 6 HOA Williamsburg II Woodbury Hills HOA

ADDRESSING

MEMO

To: Heather Gutherless
FROM: Patricia Romero
SUBJECT: 15-122702RZ 9670 West Coal Mine Avenue
DATE: October 14, 2015

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to allow for a freestanding emergency department.
2. Access is currently off of West Coal Mine Avenue. There is a valid existing address, 9670 West Coal Mine Avenue, in the addressing data base. **This address may change.**
3. The address assigned will be based on the primary access and will not be available until the SDP is approved and recorded.

Please let me know if you have any questions.

WEST LITTLETON NEIGHBORHOOD HEALTH CENTER

Review this Title with case manager

OFFICIAL DEVELOPMENT PLAN

Sheet 1 of 1

CASE NUMBER: 15- 122702RZ
MAP NUMBER: 35

PROJECT NUMBER
142507.00
DRAWN BY
HS
DATE
12/17/2015

REV	DESCRIPTION	DATE

VICINITY MAP

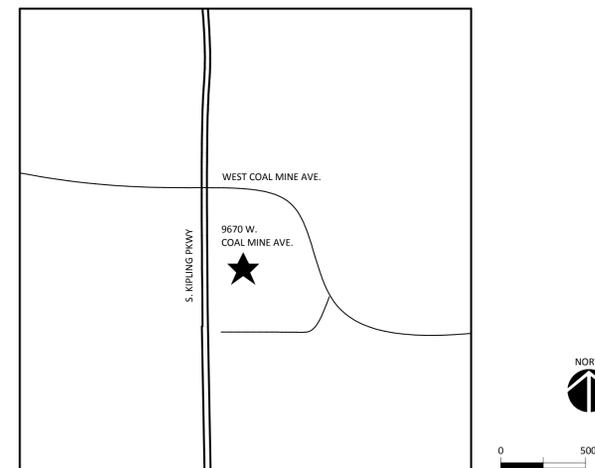


PHOTO SIM 1- SOUTH APPROACH



PHOTO SIM 2- NORTH APPROACH



LEGAL DESCRIPTION:

~~Street Location of Project: 9670 West Coal Mine Avenue Littleton, CO 80123~~
LOT 1, FAMILY RECREATION CENTER, AMENDMENT 1, RECORDED AT RECEPTION NO. F1099767 IN THE RECORDS OF THE CLERK AND RECORDER OF JEFFERSON COUNTY. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO. CONTAINING 11.33 ACRES, MORE OR LESS.

~~LOT 1,
FAMILY RECREATION CENTER, AMENDMENT 1
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO.~~

~~Advise of Ortho Map No. _____ Section 22 Township 5 South Range 69 W.
Calculated Acreage 11.331 Checked by: _____
Address Assigned (or verified) 9670 West Coal Mine Avenue Littleton, CO. 80123~~

SIGNATURE BLOCK

REVISION BLOCK:

PREPARED BY:
BOULDER ASSOCIATES, INC.
1426 PEARL STREET SUITE 309
BOULDER, CO. 80302
(303) 499-7795

BOULDER ASSOCIATES

ARCHITECTS

Boulder Associates, Inc.
Architecture + Interior Design
1426 Pearl Street, Suite 300
Boulder, Colorado 80302
303.499.7795 F 303.499.7767
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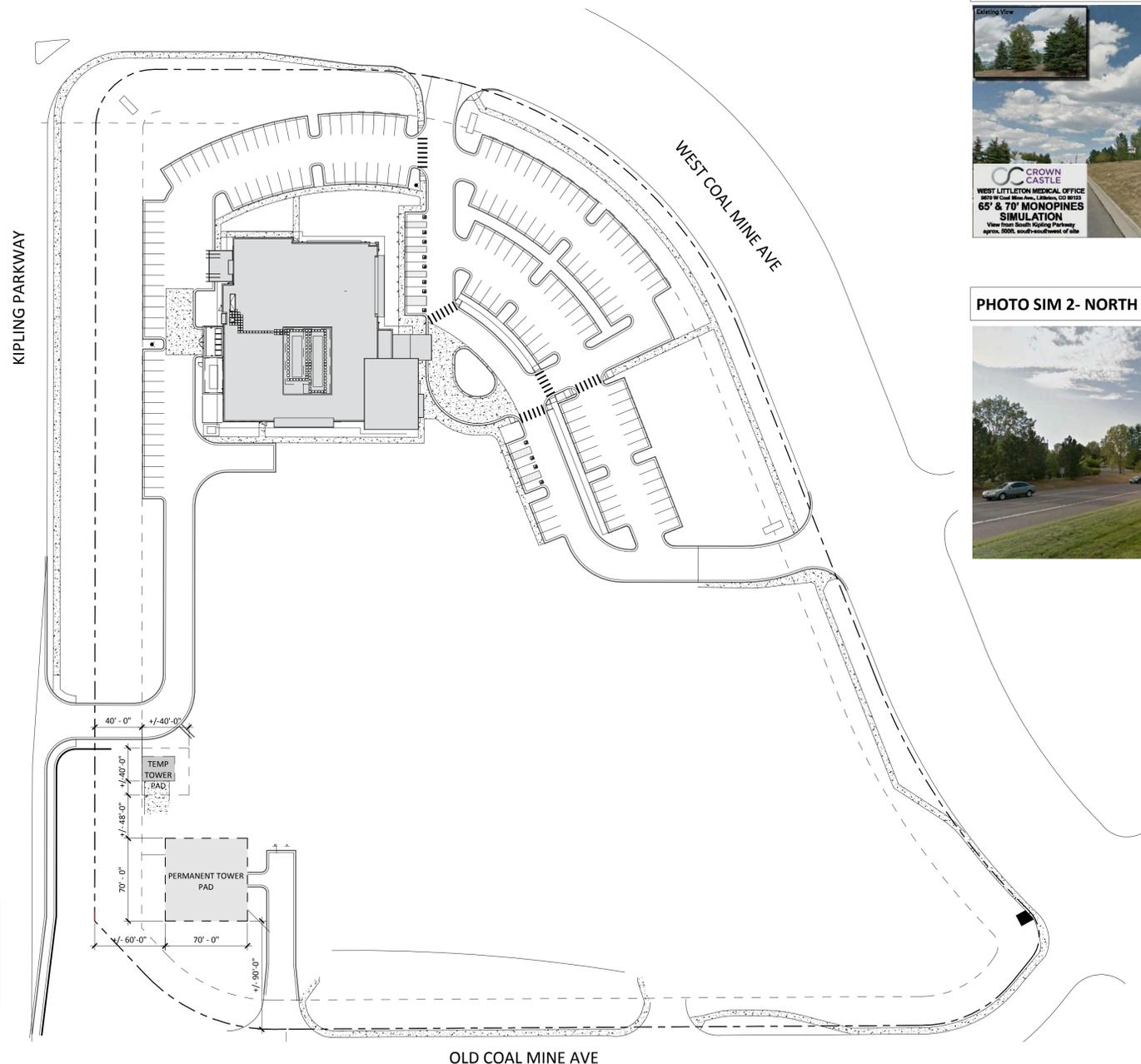
PROJECT
WEST LITTLETON NHC

SITE DEVELOPMENT PLAN

SHEET TITLE
OFFICIAL DEVELOPMENT PLAN

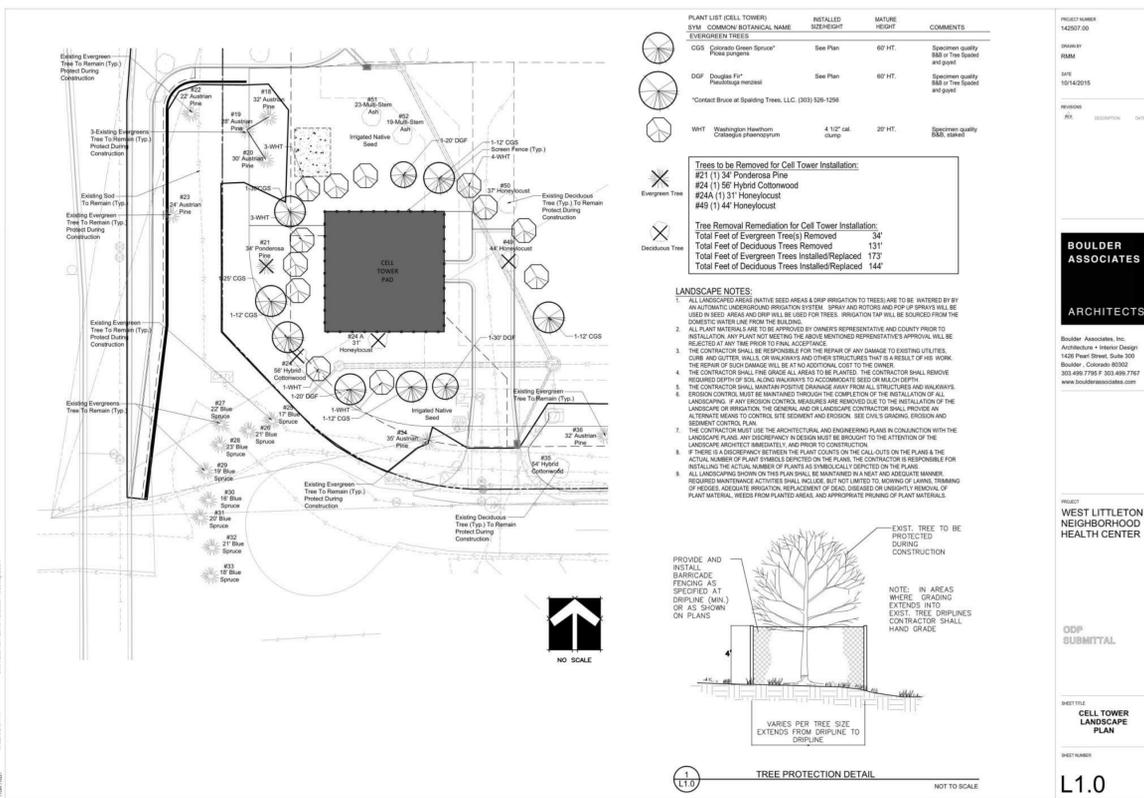
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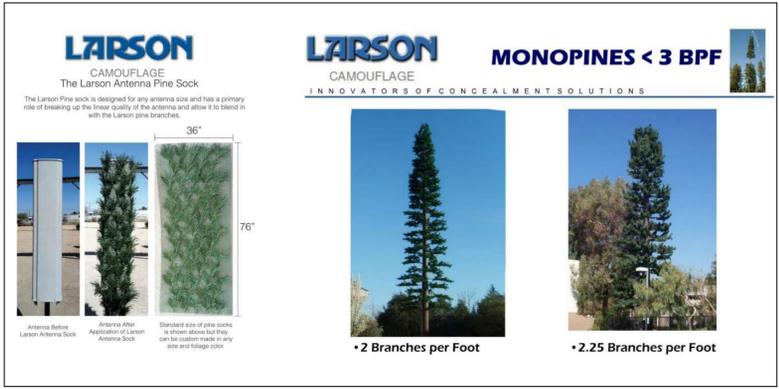


1 SITE PLAN -ODP
A0.2 | ODP1.0 1" = 60'-0"

PARTIAL LANDSCAPE PLAN- CELL TOWER COMPOUND



TYPICAL MONOPINE DETAILS



TYPICAL EQUIPMENT SHELTER

FIBREBOND

LIGHTWEIGHT SHELTER
Can reduce building weight by up to 60 percent, making it an ideal solution for difficult site locations and rooftop applications.

STANDARD DESIGN CRITERIA

- Standard 120 mph wind load, higher wind loads available upon request.
- R-11 wall R-value, R-19 roof and floor R-value. Additional R-values can be achieved when requested.
- 1 hour and 2 hour fire-ratings available.
- 11.5' x 20' weights:
 - 18,000 lbs., non-fire rated
 - 21,000 lbs., 1-hour fire rated
 - 24,000 lbs., 2-hour fire rated

WRITTEN RESTRICTIONS

The Meadows Official Development Plan Amendment 4
Rezoning Case # 15-122702RZ

A. Intent: The purpose of this Rezoning is to allow for a free standing emergency department to a portion of the Commercial Community Use Area of the Meadows ODP, Colorado real property located:

B. The Board of County Commissioners' resolution authorizing this rezoning subject to conditions is recorded at Resolution # _____ in the Jefferson County, Colorado real property records.

C. All of the provisions of the Meadows Official Development Plan Amendment No. 1, recorded at Rec. No. 83023370, The Meadows Official Development Plan Amendment No. 2, recorded at Rec. No. 83023335, and the Meadows Official Development Plan Amendment No. 3, recorded at Rec. No. 85024377 shall continue in full force and effect except as amended by this Official Development Plan as follows:

I. LAND USE ELEMENTS

A. COMMERCIAL - COMMUNITY

- Permitted Uses Added:
Free standing emergency departments
Telecommunications
Free standing Emergency Department (FSED) is defined as a fully equipped emergency department providing emergency care services 24 hours a day, 7 days a week with a maximum patient stay of 23 hours and 59 minutes. The facility shall be equipped to accommodate ambulance transport to and from the facility.
Telecommunications Land Uses shall comply with the provisions of the Telecommunications Uses Sections of the Jefferson County Zoning Resolution.

II. SIGNS

A. COMMERCIAL/PLANNED BUSINESS AREA

- Free Standing:
Maximum height: 12 ft.
Maximum faces: 2
Maximum face size: 150 sq. ft.
Location: Project
Maximum number and location: 2 freestanding signs along West Coal Mine Ave and Kipling Parkway
- Wall signs:
Maximum height: roof line
Maximum faces: 2
Location: primary elevations
Maximum number: 2 permanent signs/primary elevation
Tenant signage: 150 sq. ft./tenant sign/primary elevation
Building identification: 150 sq. ft./primary elevation

B. MAINTENANCE

- All structures shall be adequately maintained at all times and shall not be allowed to fall into disrepair.

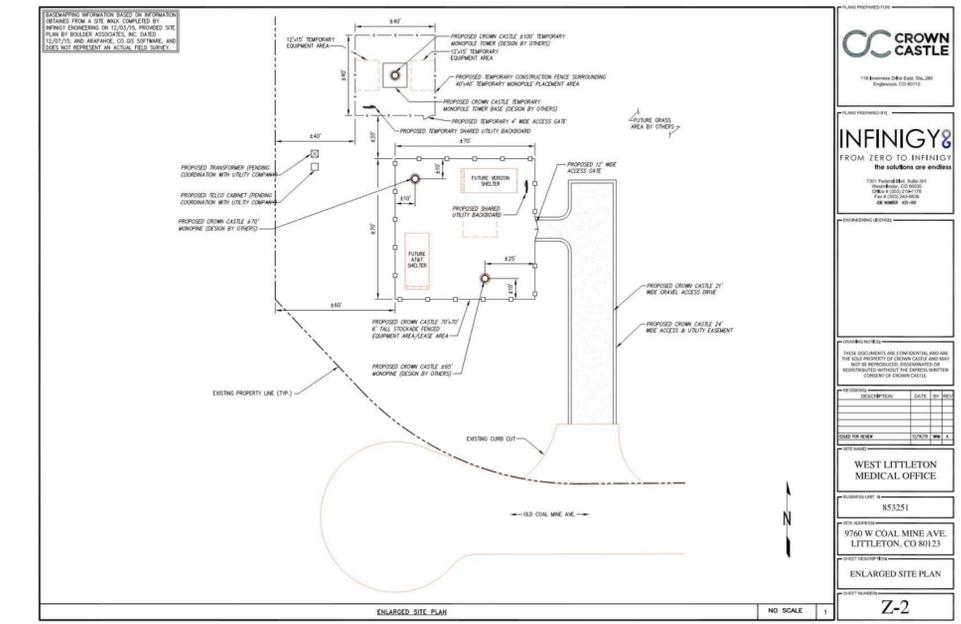
C. LANDSCAPING

- All existing trees adjacent to proposed cell structure site shall be maintained in place to the maximum extent possible and shall be protected during the course of construction. In the event that any of the existing trees, as identified on the site survey, die within the first two years after construction of the telecommunication structures, said trees shall be replaced with a tree of similar species.
- Facilities shall be landscaped with a buffer of plant material appropriate to the site context that effectively screens the views of the telecommunication facility use area.

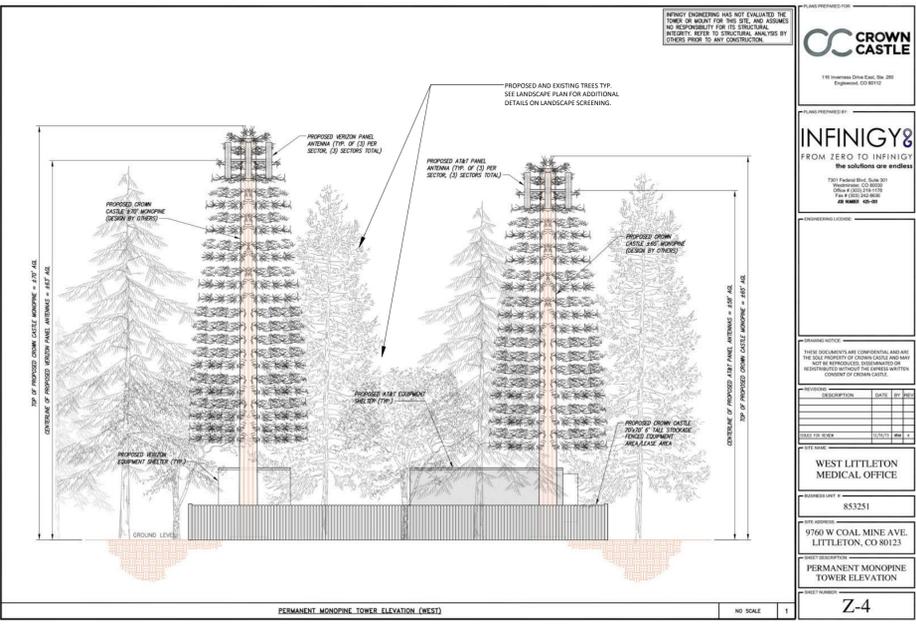


Boulder Associates, Inc.
Architecture + Interior Design
1426 Pearl Street, Suite 300
Boulder, Colorado 80302
303.499.7795 F 303.499.7767
www.boulderassociates.com

CELL TOWER COMPOUND PLAN



CELL TOWER COMPOUND ELEVATION



PREPARED BY:
BOULDER ASSOCIATES, INC.
1426 PEARL STREET SUITE 309
BOULDER, CO. 80302
(303) 499-7795

PROJECT
WEST LITTLETON NHC

SITE DEVELOPMENT PLAN

SHEET TITLE
OFFICIAL DEVELOPMENT PLAN

SHEET NUMBER

ODP1.1

Memorandum

To: Heather Gutherless
Planner

From: Patrick O'Connell
Geologist

Date: October 23, 2015

Re: 9670 West Coal Mine Road, Case No. 15-122702RZ

I reviewed the site plan and submitted documents for the subject property. I have the following comment.

1. The site is located within the Jefferson County Designated Dipping Bedrock Area, and geologic and geotechnical reports prepared in accordance with Section 25 of the Land Development Regulation may be required with the rezoning application depending on the plans and subsequent processes. Given the proposed plans, the geologic and geotechnical report should be submitted with the plat/SDP application along with the grading and over-excavation plan to determine if over-excavation is required.
2. In addition, a Geologic Hazard Overlay Area (Section 31 of Zoning Resolution) due to subsidence potential as a result of historic coal mining in the area is located in the ROW west of the lot. The restrictions of this district include physical improvements, including roads which could impact the location of the proposed access from Kipling. Roads and similar improvements are permitted as a provisions use if the applicant can document that the plans and designs have reasonably mitigated the potential damage to person and property.

Heather Gutherless

From: AutoMailer@jeffco.us
Sent: Friday, October 23, 2015 7:52 AM
To: Heather Gutherless
Cc: Doug Anderson
Subject: Agency Response

Address: 9670 W Coal Mine Avenue
Case Number: 15 122702 RZ
Review: Open Space
Review Results: Comments Sent (no further review)
Scheduled End Date: 10/27/2015
Signoff Date: 10/23/2015
Process Comments: Open Space has no comment regarding the proposed rezone.
Case Type: Rezoning: Official Development Plan (ODP)
Reviewer: Doug Anderson
Case Description: Rezone to allow for a freestanding emergency department.

This Email has been automatically generated, do not reply to sender:
If you have any Review questions, contact Doug Anderson

If you have any technical questions contact tgagnon@jeffco.us

MEMO

TO: Heather Gutherless
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: December 18, 2015

SUBJECT: Case #15-122702 RZ
Michelle Brokaw
9670 W Coal Mine Ave

The applicant has met the public health requirements for the proposed rezoning of this property.

PROPOSAL SUMMARY

Rezoning to allow for a freestanding emergency department

COMMENTS

Jefferson County Public Health (JCPH) has provided comments on previous case proposals for this property on November 14, 2002, May 13, 2004, July 14, 2008, November 3, 2014 and October 9, 2015. We have reviewed the documents recently submitted by the applicant for this rezoning process and have the following updated comments:

The applicant must submit the following documents or take the following actions prior to a ruling on the proposed rezoning of this property. NOTE: Items marked with a “✓” indicate that the document has been submitted or action has been taken. **Please read entire document for requirements and information. Please note additional documentation may be required.**

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	10-09-2015	Submit a letter from the Water and Sanitation District to provide proof of public water and sewer services in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 21 and 22.	Water/Wastewater

WATER/WASTEWATER

The Southwest Metropolitan Water and Sanitation District will provide the water and sewer services for the proposed development as stated in a letter dated August 18, 2015.

AIR

The Colorado Department of Public Health and Environment, Air Quality Control Commission Regulation No. 8, Part B, Asbestos Control requires that all buildings that are going to be remodeled, renovated, and or demolished must have a full inspection by a current Colorado-certified asbestos building inspector before conducting any work and must obtain a Demolition Permit. Based on the results of the inspection, if asbestos is detected, the applicant must obtain an Asbestos Abatement Permit from the Asbestos Section at the Colorado Department of Public Health and the Environment (303.692.3100). All building materials that will be impacted that contain asbestos that is friable or will become friable during the remodel, renovation, or demolition in quantities over the volume of a 55-gallon drum must be removed prior to any work. The asbestos removal must be done by a certified asbestos removal contractor (General Abatement Contractor) using trained and certified asbestos abatement workers prior to demolition.

Please contact John Moody at 303.271.5714 or Dave Volkel at 303.271.5730 for more information about this process.

A fugitive dust permit is not required for the development of this site. However, the developer must use sufficient control measures and have a dust control plan in place to minimize any dust emissions during demolition, land clearing and construction activities. This department will investigate any reports of fugitive dust emissions from the project site. If confirmed, a notice of violation will be issued with appropriate enforcement action taken by the State.

NOISE

The Colorado Revised Statutes (Sections 25-12-101 through 108) stipulate that commercial areas must comply with the following maximum noise levels 25 feet from the property lines:

- 60dB(A) from 7:00 a.m. to 7:00 p.m.
- 55dB(A) at all other times.

Please note sound made by any authorized emergency vehicle, when responding to an emergency call or acting in time of emergency is exempt from permitted noise levels.

JCPH does not regulate noise and considers noise complaints as a nuisance which is enforced as a civil matter between the property owner and the complainant.

TELECOMMUNICATIONS

In reference to permitted 'Telecommunication Land Uses', the level of radio frequency (RF) radiation emitted from personal wireless services (PWS) transmissions are generally far below the level known to the federal government to cause adverse health effects. The PWS exposure levels have been determined to be a small fraction of the radiation the public is exposed to on a daily basis. The Federal Communications Commission (FCC) has adopted the American National Standards Institute (ANSI) standards for RF emissions, which are recognized by Jefferson County as being acceptable in the immediate vicinity (within 50 feet) of a PWS transmitter. Based on federal standards, there are no expected adverse health effects from exposure to a properly functioning PWS telecommunications facility.



Jefferson County, Colorado
Transportation & Engineering Division

100 Jefferson County Parkway, Suite 3500, Golden, Colorado 80419-3500
303.271.8459 • Fax 303.271.8490 • http://jeffco.us/highways

P&Z REFERRAL T&E RESPONSE

To: Heather Gutherless *P&Z Case Manager* From: Mike Vanatta, Pre-Construct. Engineer

Case #: 15-122702 RZ Due Date: October 27, 2015

Property Address or PIN: 9670 W Coal Mine Ave

- Amanda Attempt Result & Attachments:**
- Comments Sent = T&E wants 2nd referral
 - Complete = Do Not send further referrals
 - No Comments = Do Not send further referrals
 - Additional information, plans, etc are also attached in Amanda

Drainage

T&E is currently working on a project in the area. See attached information.

Other Notes:

No Concerns

Right-of-Way / Roadway Corridor Expansion Projects

Robert Taylor - Corridor Projects/ROW

Land owner will need to refund County \$ _____ for ROW purchased in _____ for
This amount **must** be paid before plat is recorded and/or plans are approved and released for construction.

Documentation attached in Amanda Documentation to follow

Additional ROW needed for upcoming T&E project. Plan sheet attached with required width/area.

Fee-in-lieu of adjacent roadway construction preferred, due to planned construction by the County. Please have the applicant submit a cost estimate.

Other Notes:

No Concerns

Traffic Operations / Transportation Planning

Derek Schuler - Traffic/Trans Engineer

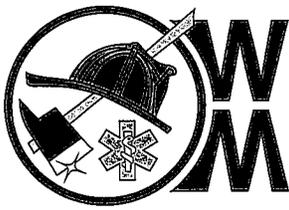
Yelena Onnen -Transportation Planning

	Included in referral	Reviewed		Comments
		No	Yes	
Traffic study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- An 8' detached sidewalk should be constructed along Kipling Parkway adjacent to the redevelopment site - An 8' detached sidewalk should be constructed along W Coal Mine Ave adjacent to the site - Directional versus center ramps are recommended with detached sidewalks - Channelizing island large enough for pedestrian refuge recommended at RIRO on Kipling - RIRO on Coal Mine not recommended. it does not meet the minimum distance b/n driveways
Signage & striping plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Signal plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trails or sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Street road plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> No Concerns				

Additional Comments

Name

Comments



West Metro Fire Protection District

433 S. Allison Parkway
Lakewood, CO 80226

Bus: (303) 989-4307
Fax: (303) 989-6725
www.westmetrofire.org

October 13, 2015

Heather Gutherless
100 Jefferson County Parkway
Suite 3550
Golden, CO 80419-3350
hgutherl@jeffco.us
303-271-8716
Re: Case #15-122702RZ (9670 West Coalmine Avenue) Free standing ER

Dear Ms. Gutherless,

This property is within the West Metro Fire Protection District (WMFPD). Fire service will be provided as long as provisions of the International Fire Code, 2012 edition, including amendments, are met in development.

WMFPD has no concerns with this rezoning.

The water plan, fire hydrant locations, and fire apparatus access will be assessed as formal site plans for development are submitted. Acceptable plans will show the building construction type, building height, and current fire hydrant locations. The plans must also show that all portions of the exterior of the building can be reached within 150 feet of a 24 foot wide fire access lane. Buildings taller than 30 feet will have additional access requirements.

Permits are required from the fire district for core and shell, all work on automatic fire protection systems, all work on automatic fire detection systems, underground fire line, solar photovoltaic systems, radio amplification, and for the storage of hazardous materials.

WMFPD reserves the right to provide additional comments/requirements at the time when plans are submitted and reviewed per applicable codes and amendments.

If you have any questions contact me at 303-989-4307 extension 513 or e-mail:
bkral@westmetrofire.org.

Respectfully,

Bruce Kral
Fire Marshal



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

October 27, 2015

Jefferson County Planning and Zoning
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

Attn: Heather Gutherless

Re: The Meadows ODP Amd. No. 4 Rezone, Case # 15-122702RZ

Public Service Company of Colorado's (PSCo) Right of Way & Permits Department Referral Desk has reviewed the request for the **The Meadows ODP Amd. No. 4 Rezone**. Please be advised that PSCo has existing natural gas and electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

Heather Gutherless

From: Jeremy Cohen
Sent: Monday, January 04, 2016 9:07 AM
To: Heather Gutherless
Subject: RE: 9670 W. Coal Mine Ave Telecom

Hello Heather,

The design they submitted for the temporary tower is a 100 ft tall tower for at least 3 carriers. Due to the size and design, I think it would be best for the ODP to address the temporary pole with restrictions and timelines. This will better allow us to enforce and review the permit.

Let me know if you have any questions.

Thanks,



Jeremy Cohen | Zoning Inspector Supervisor

Jefferson County Colorado | Planning and Zoning Division
100 Jefferson County Parkway, Suite 3550 Golden, CO 80419
Work: 303-271-8722 Fax: 303-271-8744
Email: jcohen@jeffco.us
www.jeffco.us/Planning-and-Zoning/

From: Heather Gutherless
Sent: Thursday, December 31, 2015 3:19 PM
To: Jeremy Cohen
Subject: RE: 9670 W. Coal Mine Ave Telecom

Here is their recently submitted ODP. I have not reviewed it yet, but I believe comments were due to me today.

From: Jeremy Cohen
Sent: Thursday, December 31, 2015 2:42 PM
To: Heather Gutherless
Subject: 9670 W. Coal Mine Ave Telecom

Hello Heather,

I need to know what they have proposed for the telecom section in the proposed ODP. They have submitted for the temporary tower and I want to make sure that the restrictions cover all aspects of this as well. If it was just a simple cell-on-wheels, then I could approve it with the formal telecom permit. However, since this is a more permanent type of temporary tower and quite tall (100 ft), I want to make sure the restrictions are in the ODP and allow for this. I also want to make sure they complete anything that is necessary (i.e. landscaping etc.) with the temporary installation.

Thanks,

Jeremy Cohen | Zoning Inspector Supervisor

Jefferson County Colorado | Planning and Zoning Division



100 Jefferson County Parkway, Suite 3550 Golden, CO 80419

Work: 303-271-8722 Fax: 303-271-8744

Email: jcohen@jeffco.us

www.jeffco.us/Planning-and-Zoning/

Heather Gutherless

From: Dale Bowers [penguin231@mac.com]
Sent: Thursday, February 11, 2016 9:11 AM
To: Heather Gutherless
Subject: Case # 15-130458SD

Ms Gutherless - I live at 6755 S Field St near the site under new development at the southeast corner of S. Kipling and W. Coalmine, formerly Fun City. I have seen the signs posted and have concerns about having yet another emergency facility so close to where I live. We have the Swedish Emergency Facility one 1 mile from my location, one under construction at the northwest corner of Coalmine and Wadsworth (0,45 miles from my location) and now a third one about 0.45 miles west of my location.

Does this area really need 3 Emergency Room and Medical facilities within one square mile of each other? I've heard that one of the rationals is that the Swedish facility has long waiting times. If their sign on Wadsworth showing wait times is correct, I have never seen a wait time of more than 10 minutes. I have also talked with people who have used the facility and they said it was empty when they were there.

I do not know the proper format for filing formal objections to this new development on Kipling, so if there is another way for me (and others in our community) to file our comments, please advise me and I will get the word out. Otherwise, please consider sending information to communities along Coalmine who will be impacted by the increased traffic these facilities will be bringing.

In the area of traffic concerns, I will say that we already have had an increase in traffic accidents at the corner of Coalmine and Field Street. I checked with the State Police, and they have 5 accidents on record for the past two years. From my own observations, I have seen people take risks turning onto or off Coalmine because traffic is so heavy and they get impatient waiting for a break in traffic. I also see potential for more accidents at the entrances to this proposed facility. The curves along Coalmine make for short sight distances and drivers are not adhering to the 40 MPH speed limit. Added traffic at the gas station/bank and other businesses on the northeast corner of Coalmine and Kipling are already creating hazardous driving here.

Thank you for your time.
Dale Bowers

Heather Gutherless

From: Diane Suchomel [dmsmn7@yahoo.com]
Sent: Monday, January 04, 2016 2:09 PM
To: Heather Gutherless
Subject: 100 ft tall cell tower at 9670 W Coal Mine Ave

Hello Heather,

I saw on the Jeffco website there is a proposal for a "temporary" 100 FOOT tall cell tower at 9670 W Coal Mine Ave.(15130516 TP)... the former Fun City location.

100 feet tall seems excessive given that there are cell tower antennas on the existing building that probably are at about 1/2 that height.

Is the county going to allow that 100 foot height ? Where on the property would this tower be located ? Would it be near the SW corner of the property across the street from the home ?

Thank you,
Diane

Heather Gutherless

From: Diane Suchomel [dmsmn7@yahoo.com]
Sent: Friday, March 04, 2016 10:43 AM
To: Heather Gutherless
Subject: Re: 9670 Coal Mine

Thank you for the update Heather. I wandered through the documents some to look for info on the heights & locations of the poles. Might come to the hearing. Lower height is better than before, but will still be a lot taller than the height of the cells on the existing building. Will be interested to see how realistic those 2 tall "trees" on their drawings actually look when they are there. Wondering if those monopines locations will have a negative impact on the homeowner who lives immediately to the south of them across Old Coal Mine .

Diane

On Fri, 3/4/16, Heather Gutherless <hguther1@co.jefferson.co.us> wrote:

Subject: 9670 Coal Mine
To: "'dmsmn7@yahoo.com'" <dmsmn7@yahoo.com>
Date: Friday, March 4, 2016, 8:36 AM

Hi Diane - You probably received notice of the public hearings for this case yesterday. I know you had some questions/concerns previously about the cell towers and I just wanted to let you know that they have removed the provision for a temporary tower. They are proposing two monopines near the southwest corner of the site. They aren't able to put the antennas back on the building because it is a medical building and the equipment could interfere with medical equipment being used in the building. The monopines will look like large pine trees of 62 and 70 feet in height. They are retaining as many of the large trees nearby as possible and planting three more trees of 30 feet and then several more 12 foot trees. Please let me know if you have any additional questions about this case. Have a good day! Heather Gutherless
Jefferson County Planning &
Zoninghguther1@jeffco.us 303-271-8716

Heather Gutherless

From: Lois Garliech [lgarliech@gmail.com]
Sent: Wednesday, February 17, 2016 9:53 AM
To: Heather Gutherless
Subject: Property at So. Kipling & W. Coalmine (don't have the case #)
Attachments: 957B792F-5E38-4CCC-98DD-96C674FA7D6F.JPG; ATT00001.txt

Hi Heather, we spoke months ago about the rezoning. Sorry I don't have the app # at hand. I know you have been in touch with our HOA and Dale. She left me a copy of your last communication. Several days ago I noticed another yellow sign, which is below, is this how they are posted now? This was on Coalmine and the one on Kipling is also on the ground. As I mentioned I travel that intersection several times a day and everyday. This photo was taken before the winds started.

I too am concerned about the traffic as is Dale. Currently that intersection already has many accidents and I was recently involved in one as well. How will traffic be controlled? The traffic is so heavy now even at Coalmine & Field (where I live) that it's nearly impossible to get on Coalmine without waiting at least 5 minutes. During peak drive time it's crazy both in the morning and from 3-6 pm. With the additional traffic from this proposed medical facility and the medical facility at Wadsworth & Coalmine it will only get worse.

I don't believe wait times are an issue at the other several nearby urgent care/ER units. If it's that urgent one should be calling an ambulance not driving to a nearby facility. Again, I drive by the Swedish facility daily and the one on Bowles & C470 at different times and I've never observed that long of a wait.

As you can tell from the sign, I have no idea what it is stating. I actually got out in traffic to take this but was unable to read it as it was dangerous .

KC & ASSOCIATES
10106 W. SAN JUAN WAY
SUITE 210
LITTLETON, CO
TINA WHITE
303-933-6279

Panning Commission Hearing

Date: March 23, 2016 - POSTPONED TO MARCH 30, 2016

Zoning Case Number: 15-122702RZ

West Littleton Neighborhood Health Center
9670 West Coal Mine Avenue

Comments and questions from Dale Bowers, homeowner and director on the board for Advantage at Stony Creek Condominiums

Notification:

According to the staff report, notification of the proposed development was mailed to homeowners within 500 feet of the proposed project and to Homeowner's Associations within a mile. I have verified with the management company of Advantage at Stony Creek HOA and no such notice was received.

Signs were posted on the property. However, these signs do not stay up. Two weeks notice is not enough time for the signs to be seen.

Analysis of the Plan:

Land Use -

The proposed use is for a medical office building and a free-standing emergency room. Also proposed are two cell towers (monopines) along the south side of the property to replace cell equipment currently on the roof top of the old building.

Swedish Medical has an emergency facility on Wadsworth 1/2 mile north of Coal Mine Avenue. This facility can take ambulances and also has a helipad. So I assume this is a full service emergency room that would have all imaging capabilities. This is only 1.5 miles for this proposed facility. According to the documentation provided by planning staff, this new facility would not have overnight capabilities. It is being proposed to be able to provide "specialized equipment" not provided by Urgent Care, such as "CT scans".

There is a new medical office and emergency room facility with on-site bed capability under construction at the corner of Wadsworth and Coal Mine. It will also have medical office space. This is operated by 3 hospitals (St Joseph, Lutheran and Columbia - SCL) and touted as having imaging capabilities. This facility is 1 mile from the proposed facility at Kipling and Coal Mine.

There is a medical building approximately 2.5 miles west of this proposed project. This medical building has never been full. It is located on Coal Mine, south of Bowles, across from Dakota Ridge High School (formerly operated by Exempla). This building is about 5 years old. If this building is not fully used, why do we need more medical office space, with the likelihood it will also remain unused or under used?

There is a third emergency room at the intersection of Bowles and C470, just a little west of the Coal Mine intersection with Bowles. This is less than 3 miles from the proposed project at Kipling and Coal Mine.

This makes 3 ER facilities within less than 5 miles of each other before this new project is completed.

At a time when insurance and Medicare say they are pressing for a move away from emergency room use, I fail to see the need for all these facilities. As I understand it, the desire is to have people use Urgent care before Emergency care.

Currently, the closest Urgent care facility is 11-12 miles away at County Line Road west of Broadway (200 W Coal Mine Road - Urgent Hours). It would seem more prudent to have an Urgent Care facility somewhere in this general area not another ER.

Questions about the monopine towers: Are these new towers stronger (more kilowatts) than the current cell equipment? Is there a less obtrusive way to mount these - like on the roof again? Or possibly on a light pole? Why are two towers needed? I realize there are two carries, but can't they mount their cell equipment on one pole?

3. Community Resources - Noise

Staff notes that ambulance siren noise would be no more than 1-2 times a day. Having lived in this area for 27 years, I say that there currently is no more than 1-2 sirens a week along either Kipling or Coal Mine. There are several weeks when there are none. So seeing this increasing to a daily occurrence is objectionable to me. Part of why I moved to this area was the quiet.

4a. Transportation

I have concerns about increased traffic at this site. The previous property use seldom had very much traffic. If the medical office space generates traffic like at the Swedish office complex on Wadsworth, I am very concerned.

There is the issue of vehicles from this proposed site trying to go northbound on Kipling. The way they will attempt this is to cross all lanes of traffic on Coal Mine to turn right in the right turn lane from Coal Mine to Kipling. The north drive from the property is less than 500 feet from the east ROW line of Kipling.

During rush hour times, there is heavy traffic to/from Kipling and Coal Mine. There is traffic turning from Kipling, both north and south bound, that would have limited sight distances as they turn onto east bound Coal Mine. And vehicles leaving the north driveway of the property would not be able to see traffic turning from north bound Kipling.

Add to this traffic turning in and out of the shopping complex on the north side of Coal Mine and I foresee the potential for increased accidents in this area. The other problem is that most drivers are not doing the speed limit. They are doing 45mph or more. This further reduces sight distances - less time to see anyone coming into your lane of travel. I have almost hit two people in the last week alone coming out of the shopping complex to the east of the proposed project. The problem is that people do not use the right turn acceleration lane. And with the curves on Coal Mine, drivers cannot see each other. Similar problem will exist at the drive coming out of the east side of the proposed project.

Thank you for your consideration of my concerns and questions about this project.

Sincerely,
Dale Bowers

Memorandum

To: Jefferson County
From: Fleisher Smyth Brokaw
Date: June 11, 2015
Re: Development of 9670 W. Coal Mine Avenue, Littleton, Colorado
Project Summary

The purpose of this memo is to summarize the medical uses that are anticipated in the development of 9670 W. Coal Mine Avenue (the "Site") and more specifically discuss the services provided and traffic generated by the free-standing emergency department.

The Development. The Site will be developed into a fully integrated 45,000 square foot medical center with the fundamental goal of bringing primary care physicians into the communities in which they serve and providing health management services. Other ancillary and complementary medical services will include:

- Primary Care
- Imaging Services
- OB/GYN
- Urgent Care
- Orthopedic Care
- Neurologists
- Physical Therapy / Rehab
- Free Standing Emergency Department
- General Surgeons

The specific breakdown of the building square footage is expected to be as follows:

- Physician Clinic Space: 16,000 SF
- Free Standing Emergency Department: 10,500 SF
- Imaging: 8,000 SF
- Support Services and Common Area: 5,500 SF

Developing community-based health and wellness clinics in your community will provide coordinated multi-specialty services to the neighborhood to provide health care to the area population. It will also reduce the need for a hospital emergency room in lieu of neighborhood options.

In addition to the medical services, the facility will provide a public atrium space and small conference rooms that will double as seminar and education space open to the community.

Free Standing Emergency Department (FSED). As the Affordable Care Act (ACA) continues to demand new solutions for higher quality/lower cost healthcare, hospitals have sought opportunities to deliver medical services directly to the communities they serve, where they live. The result has been the development of integrated health care facilities and FSEDs.

The FSED provides the best emergency care in the neighborhood, limiting trips to the hospital emergency department. The patient benefits from better access to healthcare, better quality, convenience, reduced cost and ultimately higher satisfaction. The FSED will be designed both for walk-in and drive-in traffic.

An urgent care center will also be included within the development, which will provide a convenient option when someone's regular physician is unable to offer a timely appointment when illness strikes outside of regular office hours. By contrast, the FSED receives patients for emergency care. The FSED will have fully-equipped emergency rooms with state of the art diagnostic technology and on-site labs. The FSED will be exclusively staffed with hospital credentialed emergency physicians and emergency trained registered nurses.

Services will be offered 24 hours per day, 7 days a week. However, because it is not a hospital, patients will not be housed in this facility longer than 23 hours. The FSED will be staffed with up to 20 professionals and will operate 24 hours a day, 7 days a week.

The facility will not be trauma designated, which means, based on strict protocols, much of ambulance traffic will be routed to a nearby hospital. This is monitored closely to assure confidence in how traffic enters the site with a focus on getting the patient to the facility best suited (*and priced*) for their medical needs. It would be a rare occasion when an ambulance would have the need for lights and sirens while either entering or exiting the facility. If sirens and lights are needed, the ambulance is likely to disregard this FSED and head directly to the nearest hospital. In this outpatient setting, it is most common that patients will drive to or be driven to our facilities. There will be a limited number of ambulances being utilized to transport patients out of this facility. When an ambulance is required, it typically means a stay longer than 23 hours, which will not be allowed in this FSED.

In terms of ambulance volume, it is anticipated the FSED could receive anywhere from zero to three patients per day with conditions that meet protocol and require transport. However, as mentioned above, the majority of ambulance traffic will be for transport to a full hospital facility which is estimated to include one to three patients a day. Additionally, to the extent that a siren is required, we often have agreements that when safe, the sirens will be silenced within a certain perimeter of the FSED facility.

Please let us know if you have any questions about the development.



West Littleton Neighborhood Health Center Rezoning

9670 West Coal Mine Avenue

Case Manager: Heather Gutherless



- **Background**
- **Compliance with Plan**
- **Compatibility**





Location of subject property

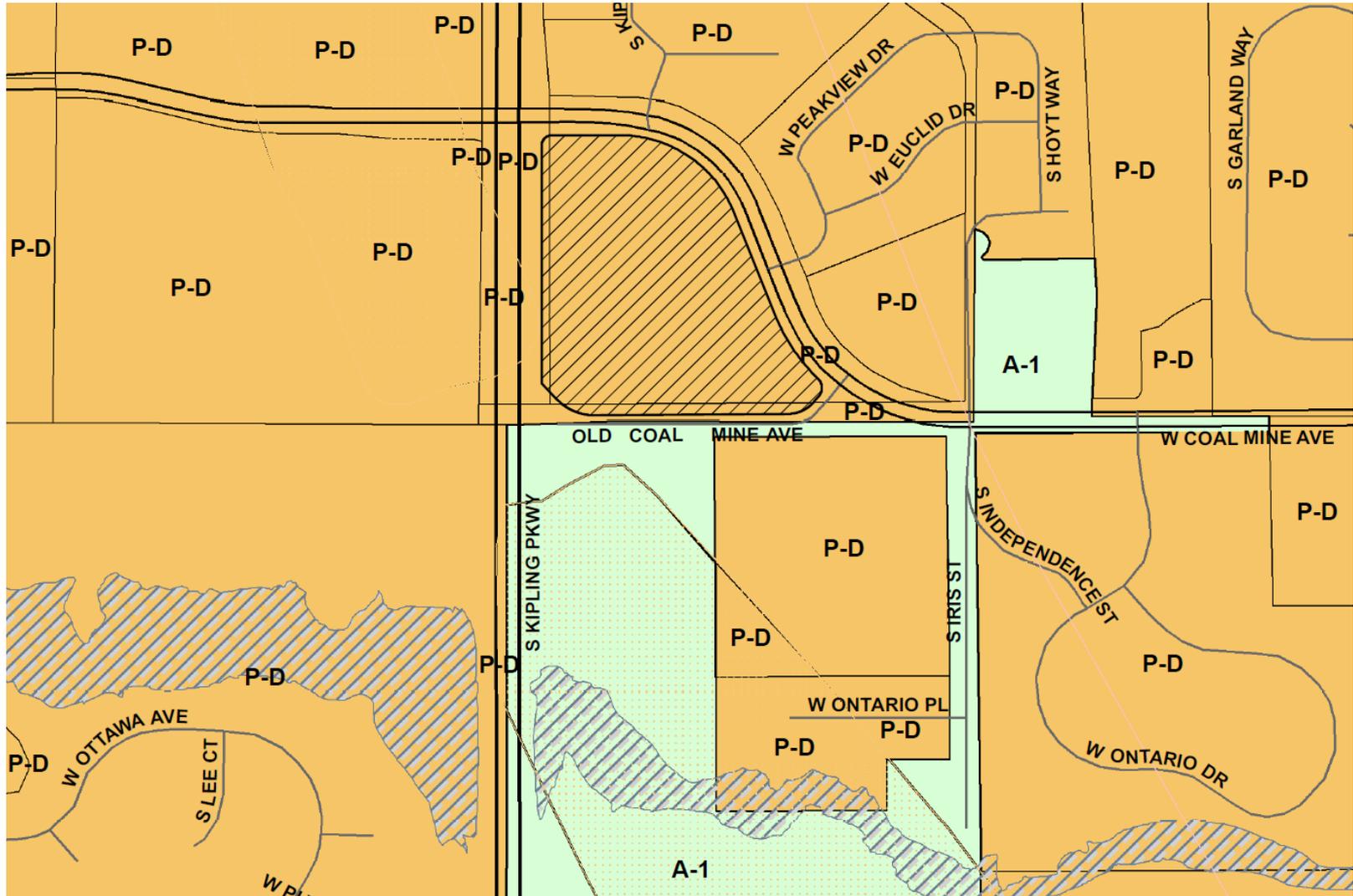


Jefferson County

Planning and Zoning Division



Zoning





Current PD zoning allows:

- Grocery Store
- Stores for retail trade
- Liquor stores
- Restaurants, lounges, taverns
- Fast food
- Service establishments
- Banks and savings and loan associations
- Business, professional, medical and dental offices
- Service stations
- Garden shops and small equipment rental agencies
- Theatres
- Billiard parlors
- Bowling Alleys, Skating rinks (indoor)
- Health spas, recreational clubs
- Post offices, fire stations and other governmental uses
- Other such similar commercial and business uses



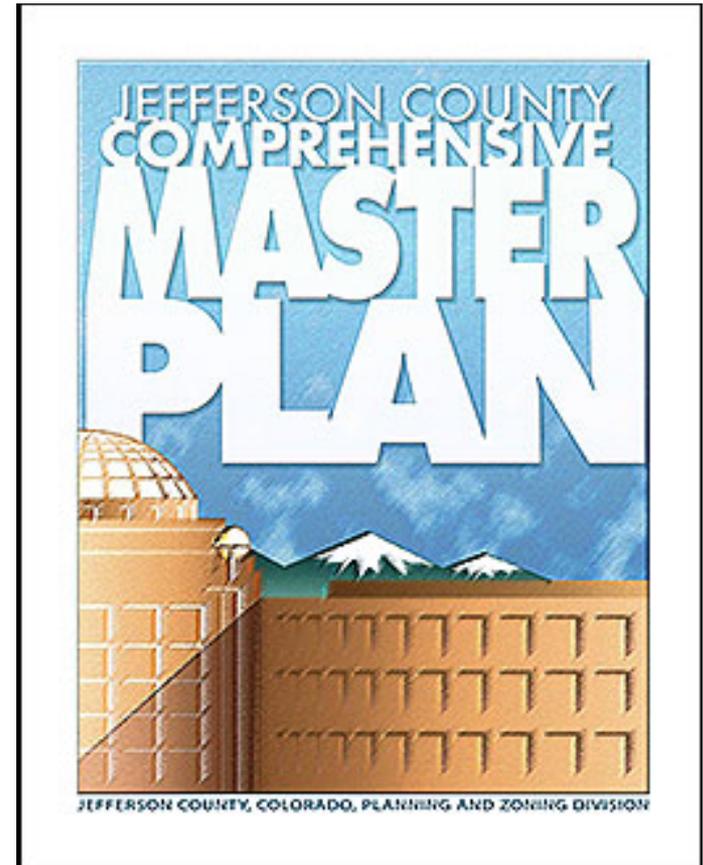
Proposed PD Zoning allows same uses, plus:

- **Free standing emergency department**
- **Telecommunications towers**
- Laboratory
- State licensed day-care
- Auto repair facility
- Electronic funds transfer facility
- Dance and other lesson type studios
- Department stores
- Nightclubs
- Hotels and Motels
- Private colleges and schools



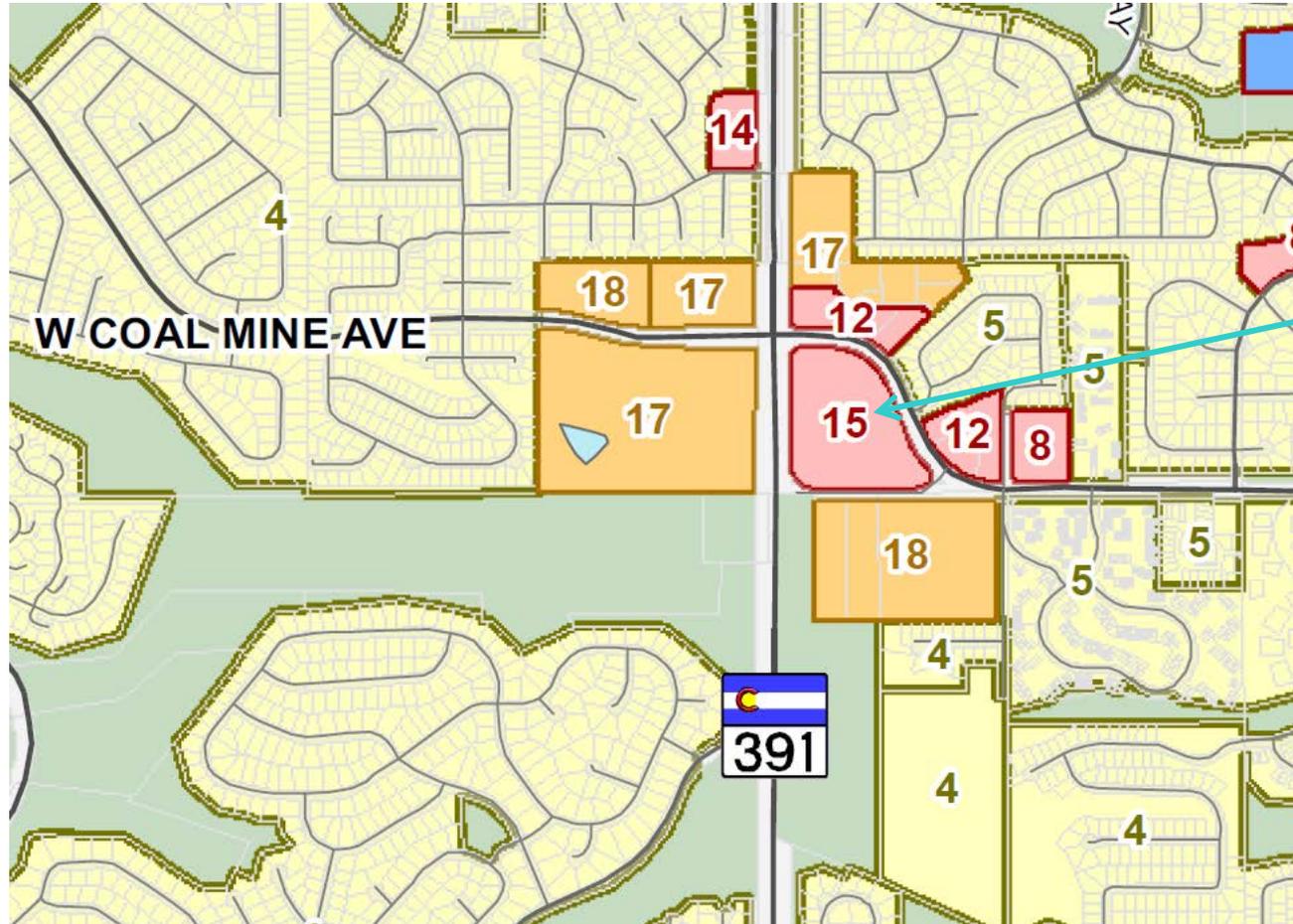
Compliance with Plan:

- Land Use
- Physical Constraints
- Community Resources
- Infrastructure, Water & Sanitation





Land Use Recommendation:



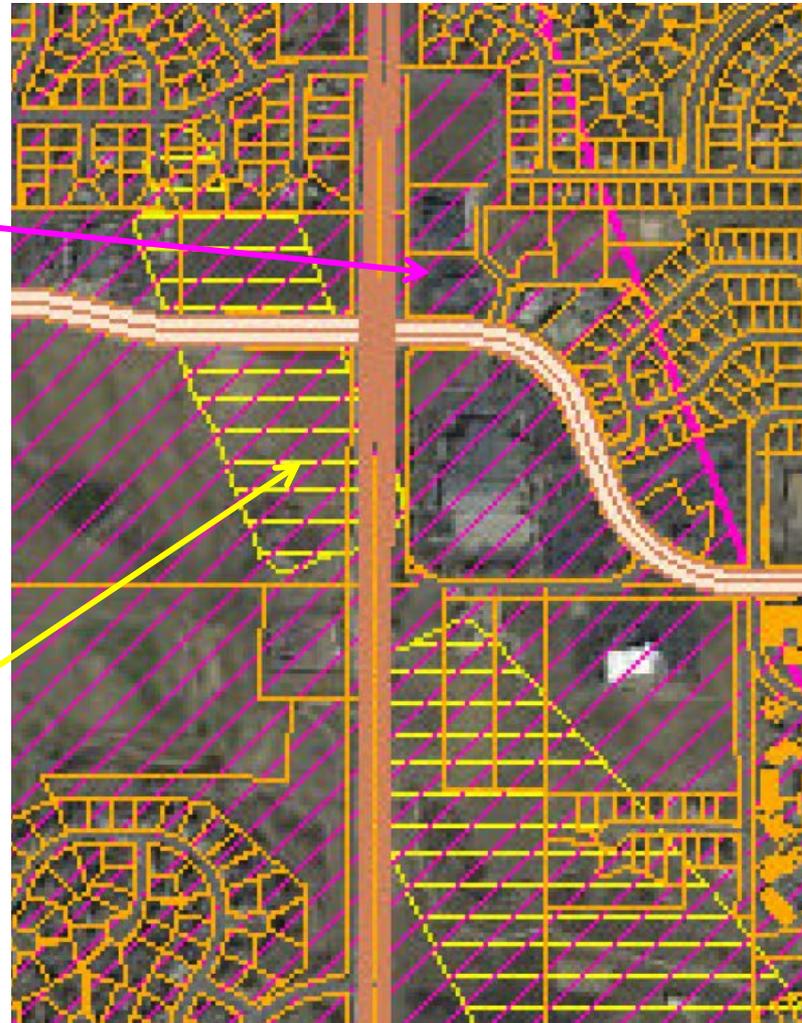
Subject
Property
Area 15



Physical Constraints

Dipping
Bedrock

Subsidence
area





Community Resources



WEST LITTLETON MEDICAL OFFICE
9670 W Coal Mine Ave., Littleton, CO 80123

**65' & 70' MONOPINES
SIMULATION**

View from South Kipling Parkway
aprox. 500ft. south-southwest of site

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Resort & Urbanism



Community Resources





Community Resources



**CROWN
CASTLE**
WEST LITTLETON MEDICAL OFFICE
9670 W Coal Mine Ave., Littleton, CO 80123
65' & 70' MONOPINES



Community Resources

Existing View



**CROWN
CASTLE**

WEST LITTLETON MEDICAL OFFICE
9670 W Coal Mine Ave., Littleton, CO 80123

65' & 70' MONOPINES



Community Resources



 **CROWN
CASTLE**
WEST LITTLETON MEDICAL OFFICE
9670 W Coal Mine Ave., Littleton, CO 80123
65' & 70' MONOPINES



Infrastructure, Water & Services

- Transportation and Traffic:
 - ✓ Level of Service
- Services:
 - ✓ West Metro Fire Protection District
- Water and Wastewater:
 - ✓ South West Water and Sanitation District





Compatibility – North:



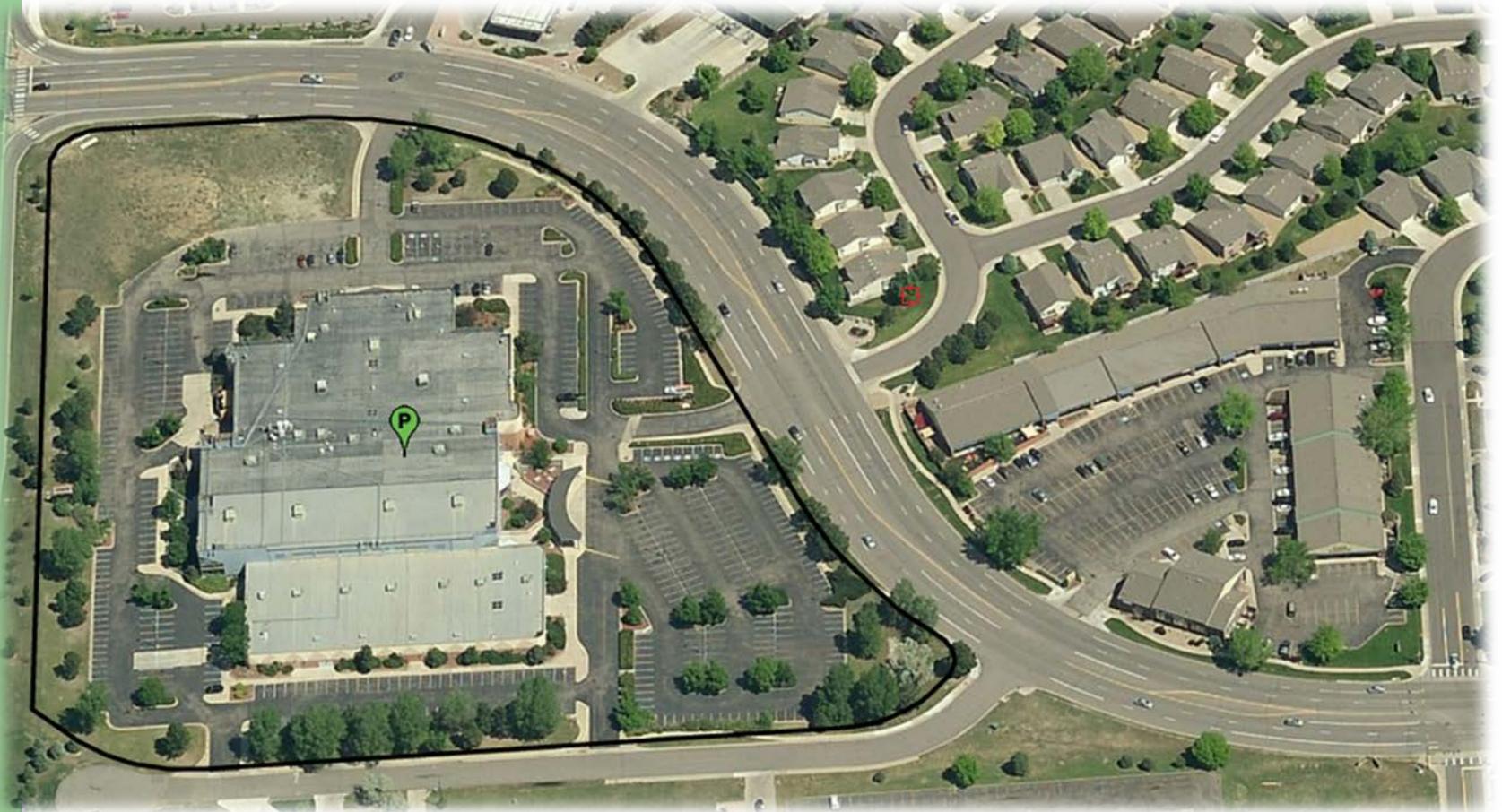


Compatibility - North:





Compatibility – East:





Compatibility:





Compatibility – South:





Compatibility - South:





Compatibility – West:





Compatibility - West:





Public Concerns :

- Need for Use
- Traffic
- Height of Towers



Recommendation:

- Approval with conditions