intergroup
Architects

12 June 2013
Jefferson County Planning & Zoning
100 Jefferson County Parkway
Suite 3550
Golden, CO 80419

RE: Pre Application 13975 W Bowles Ave
Jefferson County Parcel Number 013409

Dear Sirs,

The purpose of this request is for a rezoning of the existing 2.25 acre site at the northwest corner of C470 and Bowles from A2 to planned development to allow for a gymnasium and possible future commercial uses.

The gymnasium is a 25,000 SF training facility for athletes. We intend to lower the site grade to reduce the scale of the building and to use natural colored materials to blend into the hogback behind the site. Access to the property is from the south property line which fronts on Bowles Avenue.

The current property owners are Robert & Winifred Herndon, 6572 S. Yarrow Way, Littleton, CO, phone number 303.725.0371. The applicant is Ned White with Intergroup Architects, 2000 W. Littleton Blvd, Littleton CO, phone number 303.738.8877.

Attached is a letter of authorization from the Herndon's for Intergroup.

Please contact me with any questions.

Cordially,

Ned K. White

Cc: Beth Trammell
Robert Herndon

2000 West Littleton Blvd
Littleton, Colorado 80120
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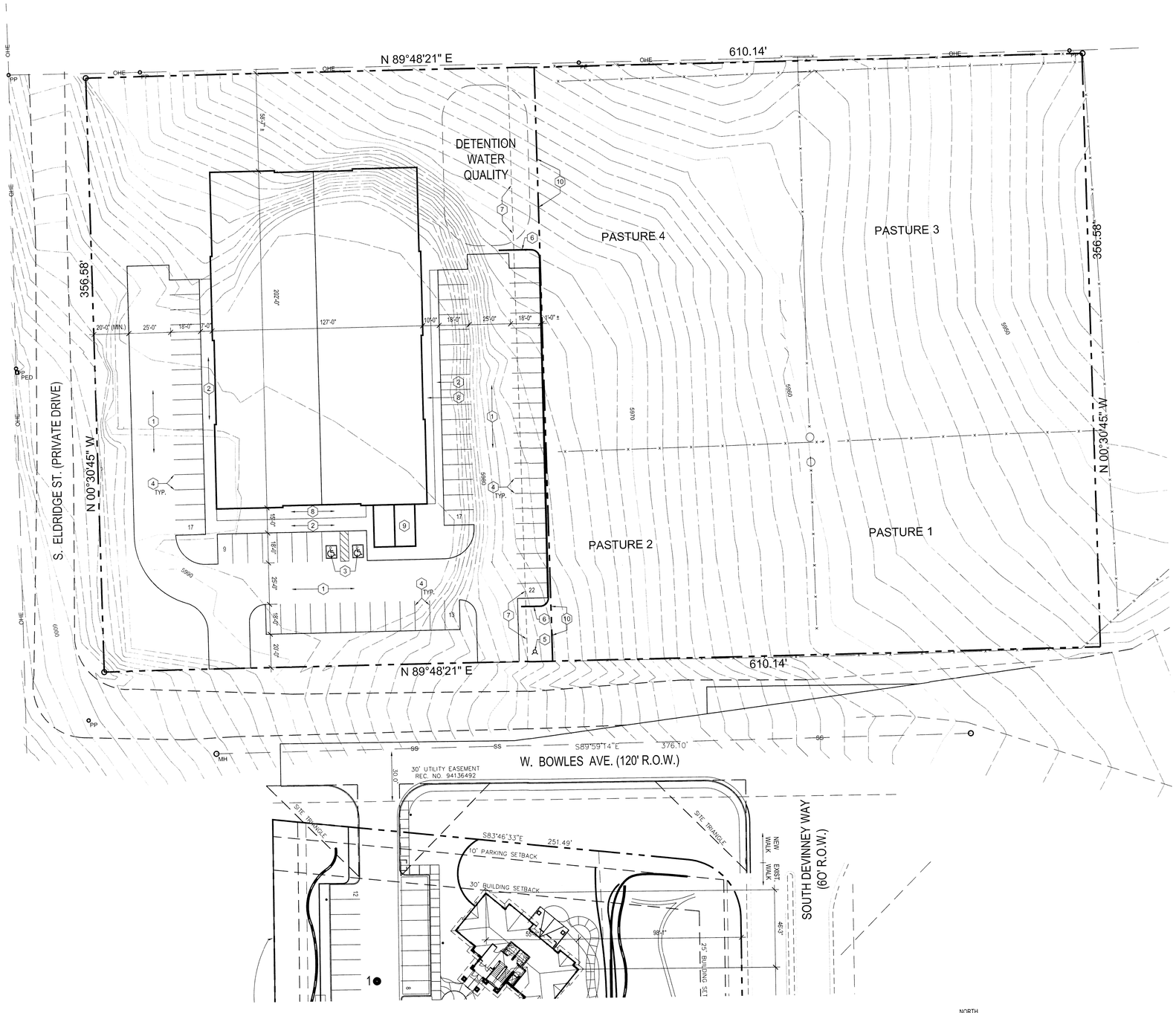
303 738 2294 fax
www.intergrouparchitects.com

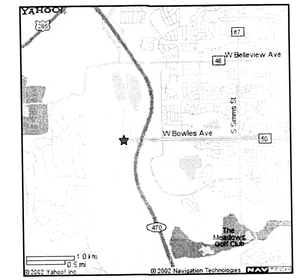


1 SITE PLAN

SCALE: 1" = 30'

NORTH

0 15 30 60 90



VICINITY MAP

SCALE: NOT TO SCALE

KEY NOTES:

1. NEW ASPHALT PAVING.
2. NEW CONCRETE SIDEWALK.
3. HANDICAP PARKING WITH SIGN.
4. 9' X 18' STANDARD PARKING STALL.
5. NEW FIRE HYDRANT.
6. PROPOSED RETAINING WALL.
7. EXISTING FENCE TO BE REMOVED.
8. IRRIGATED LANDSCAPE AREA.
9. COVERED MAIN ENTRANCE.
10. PROPOSED NEW PROPERTY LINE.

SITE DATA

SITE AREA:	96,276 S.F.
BUILDING AREA:	26,000 S.F.
PARKING REQUIRED: (3 CARS / 1000 S.F.)	76 CARS + 2 H.C.= 78 CARS TOTAL
PARKING PROVIDED:	76 CARS + 2 H.C.= 78 CARS TOTAL
PAVED AREA:	29,328 S.F. (30.5%)
LANDSCAPE AREA:	40,948 S.F. (42.5%)

NW-9267

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5280 GYMNASTICS

13975 WEST BOWLES AVENUE
LITTLETON, COLORADO
JEFFERSON COUNTY

DATE	
6.12.13-CW	PRE-APP

A1

PRELIMINARY SITE PLAN

Jefferson County, Colorado
Planning & Zoning Division
100 Jefferson County Parkway, Suite 3550, Golden, Colorado 80419-3550
☎ 303.271.8700 • Fax 303.271.8744 • http://planning.jeffco.us

PRE-APPLICATION REVIEW RESPONSE

Case Number:	13- 109775 PA	Pre-Application Meeting Date:	June 20, 2013
Process:	**Rezoning**	Date Response Prepared:	June 21, 2013

Contacts

Case Manager:	Phone:	e-mail:
Analiese Hock	303-271-8767	ahock@jeffco.us
Engineer:	Phone:	e-mail
Ross Klopf	303-271-8733	rklopf@jeffco.us

Summary of Request

13975 West Bowles Avenue, Approximately ¼ mile west of C-470 and West Bowles Avenue.

Proposal for a rezoning from Agriculture Two (A-2) to Planned Development (PD) to allow for a gymnasium and other commercial uses allowed in Convenience Level Commercial-One (C-1) except for gas stations, car washes, service stations, and auto repair. Grocery stores up to 10,000sf and fast food restaurants.

Items Submitted for Pre-Application Review

X	Cover Letter		Proof of Access
X	Vicinity Map		Proof of Water
	Development Plan		Proof of Sanitation
X	Written Restrictions		Proof of Fire Protection
X	Current Deed or Title Commitment		Landscape Plan
	Pre May 5, 1972 Deed		

Staff Position

The information submitted for the pre-application has been reviewed by the Planning Division and other agencies on a 3-day referral. The pre-application review is not a final and all-inclusive review and comments may change based on the submittal of additional information, changes to the proposal, the discovery of new, false or incomplete information and comments from referral agencies.

Based on the limited information submitted for the pre-application review, Staff takes the following preliminary position:

	Supports the proposal
	Generally Supports the proposal
X	**Does not Support the proposal**

Please reference the Key Issues section of this response for specific information related to Staff's position.

Final Decision

Final decisions on land use applications are made by the Planning Commission and the Board of County Commissioners.

Key Issues

- Community Plan / Use: The subject property is located within the *South Plains Area Plan,* within the *Bergen Reservoir Subarea* and located outside of the *C-470/ Bowles Activity Center*. The *Bergen Reservoir Subarea* is considered a special character area. "Special character areas" are areas that are identified by their rural appearance and are recommended for rural and agricultural uses with low population densities (please see additional characteristics in regard to Special Character Areas in Long Range Planning's comments below). The subject property is recommended for an average gross density not to exceed one dwelling unit per 10-15 acres).

  The subject property is not in, but adjacent to the *C-470/Bowles Activity Center* which recommends Office and Light Industrial (OL/I) uses. Within this Activity Center, the Plan recommends that "any new development should be compatible with the existing character of the area, which is low density residential, Jefferson County Open Space and agricultural uses". The proposal to rezone from Agricultural-Two (A-2) to a Planned Development is **not** supported by the recommendations of the County's Land Use Plans, adopted by the Planning Commission.

- Compatibility: Staff has concerns that a 25,000 sf gymnasium might not be compatible with the existing residential and agricultural character of the surrounding area in terms of scale and massing, traffic, lighting, noise, signage, daily visitors, etc.

- Plan Exception: Should the applicant continue to pursue the rezoning, the applicant will need to submit for a plan exception at the time of the formal rezoning application. Please note the Long Range comments section for further direction on requirements of the Plan Exception.

- Easement: It should be noted that the Colorado Open Lands holds a conservation easement over the eastern portion (2.7 ac.) of the existing lot (PIN 59-184-00-011) reception # F1928635.

- Access: Access is proposed directly from West Bowles Avenue which is a county maintained road. This portion of roadway will need to be widened with improvements including a sidewalk, curb and gutter, and median. Please note the comments from Planning Engineering, Transportation and Engineering, and Road and Bridge which further address roadway improvements.

- Proof of Water and Sanitation: At the time of rezoning, the applicant must submit a letter from the Southwest Metropolitan Water and Sanitation District indicating that the property has been successfully annexed to provide public water and sanitation services to the proposed facility.

- Preliminary/Final Plat: Should the applicant peruse the rezoning and the rezoning is approved, a Site Development Plan and Minor Adjustment would be required.

Next Steps:

- Community Meeting: Prior to submitting a formal application to rezone the subject property, a Community Meeting is required prior to formal submittal of the rezoning application. The applicant should work with the case manager at least 21 calendar days prior to the community meeting to schedule a meeting place and verity case manager availability. At this time you will be provided a notification form and related mailing lists. Individual property owners located within 500 ft of the subject property and Registered Associations within one mile of the subject property will be notified by community mailing.

Summary of Process

The applicant should refer to Section 1 of the Zoning Resolution for complete process requirements.

Rezoning

1. **Community Meeting:** The applicant will be required to hold a community meeting for the proposed development. The property will need to be posted with the date and location of the Community Meeting and a notification letter will need to be sent to property owners and registered associations. Please contact the case manager to set up a time and place for the Community Meeting. Reference the enclosed guide for details of this requirement.

2. **Initial Submittal:** The initial submittal documents will be reviewed by the case manager to determine if they are acceptable for the referral process. The submittal documents should be submitted to staff electronically and the review time by Staff may take up to 7 calendar days. If there are any modifications that need to be addressed, the applicant will be asked to revise the documents and resubmit. Once the documents are acceptable for the referral process, the applicant shall submit all documents electronically to the case manager.

3. **Community Notification:** The applicant is required to send notification to surrounding property owners at the time of formal application submittal. At this time, the case manager will notify any registered Homeowners' Associations and Umbrella Groups of the formal application submittal.

4. **Formal Submittal:** Within 3 calendar days of the formal submittal, the documents will be sent out on referral to various review agencies. The referred documents will be reviewed during a 21-calendar day period. At the conclusion of the referral process, the case manager will compile all of the comments received from the various referral entities and forward them to the applicant within 5 working days.

   When the documents are sent out on the 21 day referral, the case manger will schedule the Planning Commission and Board of County Commissioners hearing dates in accordance with the process requirements. The hearing dates established at this time are tentative. These hearing dates will only be achieved if the applicant sufficiently addresses County and referral agency concerns within the allotted timeframes.

5. **Preparation for Hearing:** Once the documents are acceptable or the applicant chooses to proceed forward without Staff support, the case will be ready to be presented to the Planning Commission and then the Board of County Commissioners. The final documents must be submitted to the case manager no later than 21 days prior to the Planning Commission hearing. Proper community notification, sign posting and publication must be completed in accordance with the process requirements.

6. **Hearings:** The Planning Commission will review the case and testimony, and will forward a recommendation to the Board of County Commissioners. The Board of County Commissioners will review the case, the Planning Commission Recommendation and testimony, and will approve or deny the application. Any approval conditions imposed on the application by the Board of County Commissioners will need to be satisfied prior to the final document being recorded in the Clerk and Recorders Office.

Fees

1. Application Form and Fees: A fully completed and executed application form and filing fee shall accompany the submittal. The fee is $300 multiplied by the square root of the acreage or $800 whichever fee is greater. This fee may be reduced by $200 if the formal development application is made within 1 year of the date of this Pre-Application meeting.

   The above application fee covers the 1st and 2nd referrals as defined in the process requirements. Developments that require additional referrals will be charged $450 for the 3rd referral and $800 for any subsequent referrals.

2. Outside Agency Review Fees: These fees will be determined during the initial review and will need to be submitted with the formal submittal that will be referred to outside agencies.

3. School and Park Fees: These fees are applicable to residential developments as required by Section 32 of the Land development Regulation and must be paid prior to recordation of the plat document.

4. Traffic Impact Fees: Traffic Impact Fees are required at the time of building permit application. The fee schedule is updated on a yearly basis. The current fee schedule is attached to this pre-application response.

Items Provided to Applicant			
X	Staff Comments		Water Supply Summary Form
X	Development Application		Environmental Questionnaire
	Process Guide		Current Traffic Impact Fee Schedule
	Community Meeting Guide		Mineral Rights Notification Form
	Community Notification Guide		Red Lined Written Restrictions
X	Submittal Checklist		Red Lined Graphic
	Printout of Property Owners and Associations in Notification Area		

Important Note

If a formal land use application is made within 1 year of the date of the pre-application meeting, the fee for this pre-application will be credited towards the processing fee for the land use application.

For More Information

For related information including the Zoning Resolution, Land Development Regulation, Community Plans, Roadway Design Manual, Drainage Criteria, etc…, please visit our web site at:
http://planning.jeffco.us

Staff Comments

Development Services:

Long Range Planning:

Project Name: 5280 Gymnastics Official Development Plan – Rezoning Pre Application

Location: 13975 W. Bowles Avenue, unincorporated Jefferson County.

Proposal: The applicant wishes to rezone the subject property from Agricultural-Two (A-2) to a Planned Development to allow for a 25,000sf gymnasium training facility along with all uses allowed in Convenience Level, Commercial-One (C-1) except for gas stations, car washes, service stations, and auto repair. Grocery stores up to 10,000sf and fast food restaurants would also be considered an allowed use with this rezoning request.

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

Acres: 2.25 acres

Applicable Plan's Land Use Recommendations:

☒ Comprehensive Master Plan (CMP)

☒ Community Plan: South Plains Area Plan (SP)

Land Use Recommendation: This property is subject to the recommendations found in *The South Plains Area Plan* and the updated *Comprehensive Master Plan.* The subject property is located within the Bergen Reservoir Subarea, just to the west and outside of the C-470/Bowles Activity Center. The Bergen Reservoir Subarea is considered a "special character" area with low population densities and an agricultural identity. The applicant's proposal to allow for a gymnastics training facility along with convenience level Commercial-One type uses would not comply with the Plan's land use recommendation for this site and a Plan Exception should be requested by the applicant.

Comprehensive Master Plan

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		Floodplains	x	Air, Light, Odor, and Noise	x	Water Storage	
	Mixed-Use		Wildfire	x	Open Space	x	Other Utilities	x
	Community Uses		Radiation		Recreation and Trails	x	Services	x
	Livestock		Landfills		Recreation and Tourism		Special Districts	
	Renewable & Alternative	x	Mines					

	Energy							
	Extractive Resources		Wildlife & Vegetation	x				
	Solid Wastes and Hazardous Materials							
	Activity Centers							
	Site Design	x						
Area Plan	**Land Use Area**	**Land Use Recommendation**						
South Plains	Bergen Reservoir Subarea	Recommended Land Use: Residential, not to exceed 1 dwelling per 10 – 15 acres. A Plan Exception should be requested.						

Plan Evaluation
General Comments

- The subject property is currently zoned A-2 and is located to the west of C-470 and to the east of the Hogback. The surrounding properties include: a horse pasture located directly to the east of the subject property and owned by the applicant; a 12.9 acre lot with a single family residence to the north currently zoned Corridor District-Low Density Residential (CD-LR) and Corridor District-Medium Density Residential (CD-MR); S. Eldridge Street to the west with vacant land zoned A-2; and W. Bowles Avenue to the south.
- The subject property is not within a designated neighborhood center or an activity center.
- The subject property is a 2.25 acre area that is western part of a larger 5-acre parcel. It is located on a northeast corner of West Bowles Avenue and South Eldridge Street and currently is used as a horse exercise area with an arena, a large barn and an assortment of other sheds and structures.
- The proposed site is relatively flat with about a 40' change in elevation from 5,960 to the west to 5,920 to the east. It is located to the east and outside of the Front Range Mountain Backdrop/Foreground area.
- The subject property is within the dipping bedrock overlay hazard area and considered a low wildfire risk hazard area.
- There does not appear to be other physical constraints on the subject property that would affect the future development of this site.
- The applicant proposes to rezone the subject property from the existing Agricultural-Two to a Planned Development to allow for the development and operation of a 25,000sf gymnastic facility and possible future commercial uses.
- The subject property is located within the Bergen Reservoir Subarea, just to the west and outside of the C-470/Bowles Activity Center. The Bergen Reservoir Subarea is considered a "special character" area and recommended for low population densities with an agricultural identity. The applicant's proposal to allow for a gymnastics training facility along with convenience level Commercial-One type uses would not comply with the Plan's land use recommendation for this site.
- A Plan Exception should be requested by the applicant. Plan Exceptions can be requested when a proposed land use does not meet the specific land use recommended by the Plan. At the time of the formal rezoning application, the applicant should submit in writing a request for a Plan Exception that addresses the following criteria:
  1. The purpose of the exception is to address a unique situation and is articulated as to the reasons of the unique situation; and
  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
  3. The exception is not considered to be setting a precedent. (CMP p. 14)
- At the time of the formal application, the applicant should also provide a fire service verification letter from the West Metro Fire Protection District. The District should acknowledge that the subject property is within the District's boundaries and Fire and Rescue services will be provided by the District.
- Also at the time of the formal rezoning submittal, the applicant should provide a "Will Serve" letter from the Southwest Metro Water and Sanitation District verifying that there is adequate and available water and sanitation service to serve the proposed development project.
- The applicant did provide a letter from Southwest Metro Water and Sanitation District stating a Public Hearing will be held on June 28, 2013 to determine if the subject property will be eligible to be included in the District to receive water and sanitary sewer services.

Land Use
South Plains Plan Land Use Policies

- New development or redevelopment should follow the Plan's land use recommendations, and should be coordinated with existing development to avoid or mitigate negative impacts to traffic capacity and adjacent land uses. (SP p. 6)
- The subject property is located within the Bergen Reservoir Subarea. Subareas are considered unique, "special character" areas that are identified by their rural appearance. Residents in these areas value the agricultural uses and the country feeling. These areas demand specific policies. Development in the Bergen Reservoir Subarea should not exceed an average gross density of 1 dwelling unit per 10 to 15 acres.
- Alternatives to curbs, gutters and sidewalks should be considered in subareas where possible. (SP p. 19)
- Heights of buildings should be limited to 35 feet. (SP p. 19)
- General subarea characteristics that should be preserved include the following:

a. Agricultural and rural appearance;
b. Residential and agricultural mix;
c. Primarily single family dwellings;
d. Open land spaces;
e. Accessory structures, such as outbuildings and barn structures;
f. Corral fences for animal exercise areas;
g. Presence of large, domesticated animals, such as horses, cows and llamas;
h. Wildlife supported in a natural setting;
i. Custom, non-tract-home appearance of development;
j. Wide spacing between dwellings comparable to existing spacing between dwellings;
k. A mix of fencing that is open to retain the feel of open lands, yet solid when used to screen traffic from arterials/ collectors;
l. Few sidewalks, curbs, gutters, and streetlights; and
m. Features such as rock outcroppings, pasture lands, natural vegetation, older trees, ditches, or creeks with floodplain areas.
n. Equestrian circulation within the special character area, including maintaining and increasing connections to equestrian-compatible trails. (SP p. 19)

Bergen Reservoir Subarea

- Spacing between new dwellings should be comparable to spacing between existing dwellings. In this area, 50-foot front setbacks, for the equivalent of 100 feet between dwellings, 30-foot side setbacks, for the equivalent of 60 feet between dwellings, and 50-foot rear setbacks, for the equivalent of 100 feet between dwellings should be specified. These setbacks and separations should apply between the new dwellings within the subdivision and between the new dwellings and the existing surrounding dwellings.
- Average gross density should not exceed 1 dwelling unit per 10-15 acres. Properties bisected by the Bergen Reservoir Subarea -C-470 /Bowles Activity Center dividing line may be as small as 5 acres.
- Natural wildlife corridors should be preserved.
- Neighbors should be aware of the use of flood irrigation.
- Vistas of lakes, foothills, or mountains should be preserved.
- The night sky is a valued amenity that should be respected and protected. (SP p. 21)

CMP General Policies

- This site is located just to the west and outside of the C-470/Bowles Activity Center. Development and redevelopment projects should have a balance of land uses.
- 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 Developments should be evaluated for their impacts to the health of the community. (CMP p. 30)
- Land uses that support active living and enhance public health are encouraged.

Infill and Redevelopment

- Infill projects are encouraged to improve the vitality of the community, to reduce sprawl, and to increase tax benefits to the County.

Compatibility

- In the absence of a specific recommendation for a property, the compatibility of proposed land uses should be evaluated on a case by case basis. (SP p. 6)
- As this rezoning would allow for more intense uses, special care should be taken to ensure compatibility.
- New development should coordinate with existing development to ensure compatibility with the surrounding existing and allowable land uses. (CMP p. 31)

Business and Industry

- Land uses that expand and diversify the County's economic base and create primary jobs should be promoted. (CMP p. 32)
- Office and light industrial uses as well as uses that support small businesses are generally desired when commercial zoning is proposed.
- Commercial strip development that is inconsistent with the character of the area should be discouraged. (CMP p. 32)

Renewable and Alternative Energy

- The use of alternative energy through site and building design should be considered. Passive and active solar access and exposure should be maximized. (CMP p. 35)
- The CMP encourages the use of renewable energy resources and the development and expansion of renewable and alternative energy sources.

Site Design

- Site design should ensure that it is compatible with the community character. (CMP p. 37)
- 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)
- Developers are encouraged to provide a more pleasant streetscape and promote economic viability.

Drainage

- Natural stream channels and flows should be maintained to protect the surface drainage network.
- Native vegetation along drainageways should be protected. (CMP p. 38)

Water Conservation

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

Physical Constraints

- The subject property is within a dipping bedrock hazard area. This would be considered a moderate hazard area and development should mitigate or eliminate the hazard condition.
- Landscaping and drainage plans should be designed to avoid aggravation or acceleration of any moderate hazard area. Drought resistant vegetation is recommended.

CMP General Policies

- Development should not aggravate, accelerate, or increase the level of risk from natural hazards.
- Where physical constraints exist, the priority should be to avoid these areas; if avoidance is not possible, apply environmentally appropriate Mitigation. Safety and environmental concerns should be balanced with aesthetic concerns. (CMP p. 40)

Wildlife

- The Plan's Wildlife Map does not show that any wildlife within the area that would be affected by the proposed rezoning project.

Community Resources

Historic

- There does not appear to be any historic or cultural resources within the area that would be affected by the proposed rezoning. At the time of the formal rezoning submittal this rezoning application should be sent to the Jefferson County Historical Commission for their review and recommendations.
- If any other 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.

Visual Resources

- View corridors to the Hogback and Mountain Backdrop/Foreground area from existing development should be maintained. Techniques for mitigating adverse impacts on these views should be identified.
- Signs should be compatible with the adjacent uses and with the development they are serving. This may be accomplished by using materials similar to those used in the architecture of the building.
- All signs and lighting should comply with the standards found in County's Zoning Resolution.
- Illuminated signs should be directed away from existing residential uses. (SP p. 7)
- 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.
- 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)

Air Odor Noise and Light

- There should be adequate buffer areas provided to help offset the potential negative impacts associated with the proposed uses.
- The adverse impacts of noises that do not exceed State noise standards, but are an annoyance, should be mitigated.

CMP General Policies

- New development should be designed to minimize air, light, odor, and noise impacts to adjacent properties. (CMP p. 47)

Air

- New development should mitigate the impacts of dust and other pollutants resulting from construction, grading and other activities that may impact air quality.

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.

Odor

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

Noise

- To minimize disruptive noise levels, appropriate hours of operation should be identified.
- Land uses that generate levels of noise at the property line that are higher than noise levels permitted by state statute on adjacent properties should be considered incompatible. (CMP p. 48)
- In the vicinity of areas with existing significant noise issues, the use of sound-dampening construction materials and design techniques to reduce the noise level is encouraged.

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

Infrastructure, Water and Services

Transportation

- Proof of legal access should be provided at the time of the formal application.
- When new transportation system improvements or new development is proposed, adverse impacts on existing neighborhoods should be:
  a. Avoided when possible; or
  b. Mitigated.
- The character of the existing neighborhood street pattern should be respected.
- The proposed traffic pattern should be routed to avoid conflicts with the established neighborhoods.
- Transportation improvements should be made in a way that strengthens the area's sense of community.

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)

CMP Water Policies

- The County's water resources should be protected.

Water Quantity

- Applications for new development projects should demonstrate that water is adequate and available to accommodate the proposed uses. (CMP p. 53)

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

Services

- The applicant should provide a fire service verification letter from West Metro Fire Protection District. 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.
- Fire protection providers should review water and sanitation district plans for water lines to ensure the adequacy of the fire flow for fire fighting.

CMP General Services Policies

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

Emergency Services

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

Planning Engineering:

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. Official Development Plan (ODP) - Written Restrictions: The following needs to be provided.

2. Official Development Plan (ODP) - Graphic Portion: The graphic portion was not provided. When prepared, the ODP should not conflict with the requirements of the LDR. Streets/Driveways and access connections to the existing streets/driveways should not be shown on the ODP.

3. Minor Traffic Study Required: Based on the information that was provided, the proposal will increase traffic by more than 1000 trips per day. A minor traffic study is required with this rezoning case (Zoning Resolution Section 1 H.1.a(10). The study must follow the attached County's guidelines.

4. 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.

SITE DEVELOPMENT PLAN COMMENTS

SITE DEVELOPMENT PLAN DOCUMENT

1. Site Plan Content: The Site Development Plan should include all information required in the Zoning Resolution Section 1.

   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	
Major Collector Street, 1,000 to 10,000 ADT	80'	West Bowles Avenue
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	West Bowles Turnaround

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

   a. Adjoining Right-of-Way: This project adjoins West Bowles Avenue. West Bowles Avenue is classified as a Major Collector street/road on the Major Thoroughfare Plan 40 Dedication of right-of-way will be required adjoining the subject property measured 40 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))

   c. 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 streets is required if the access exceeds 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. 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)).

4. 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.

5. Plat Notes: Please add the following notes to the Plat. Required Plat notes are identified in Section 8.F of the Land Development Regulation:

6. 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).

7. 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	West Bowles Avenue East of Divinney Way
Collector	10 feet	West Bowles Avenue West of Divinney Way

8. 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. Public and Private streets
   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. Underdrain system {usually in the plains}
   d. Drainage improvements
   e. Any quantities for rotomilling and asphalt patching necessary to make utility connections. {only for asphalted County maintained roads}
   f. Traffic signs
   g. Grading Erosion and Sediment Control

9. 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

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

11. A separate Exhibit "A" for landscaping, 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 major collector street/road template standards.

3. Public Cul-De-Sac Requirements: Cul-de-sac or turnarounds required at the end of all public streets\roads and will need to comply with either Template 13 or 15 of the Roadway Manual (Section 15 of the Land Development Regulation)

4. Access Permit: Access permits are required for new driveways connecting with a County West Bowles Avenue. The permit, which is necessary before construction in the County's right-of-way begins, will be issued by the Planning and Zoning Department (303) 271-8700 and is subject to compliance with driveway permit requirements (Sections 3.6.6 and 3.6.8 of the Roadway Design Manual).

5. Public Street Road Improvements-Adjoining Major Collector: The applicant will be responsible for improving the adjacent one-half of West Bowles Avenue to current major 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)).

6. 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. The slopes at the intersection must be in accordance with Section 3.5.2 of the Roadway Design and Construction Manual.
   c. Please make the additional changes as outlined in the enclosed redlines.

7. Access for Adjacent Properties: LDR Section 15 A.1.c.(6) requires streets/roads to be extended to the subdivision boundary, if deemed necessary for access to adjacent land. Access must be connected to the adjoining properties for the following reason(s).

   - The adjacent property has no other access to a County Maintained Street\Road.
   - To reduce the access points to an Arterial\Parkway\Collector Street\Road.
   - To eliminate an existing non-conforming cul-de-sac.
   - To eliminate or reduce traffic on an access point that does not comply with County Standards.
   - The traffic study shows a connection to the adjoining property to maintain acceptable level of service for the development.

8. 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))

9. 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 3.6.8.2 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 3.6.8.2.1 of the Roadway Manual).
d. Maximum grade shall be in accordance with Section 3.6.8.2.4 of the Roadway Manual.
e. Private street width shall be in accordance with Paragraph 3.6.8.2.2 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.

10. 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.

11. 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 feet (Section 14.H Zoning Resolution). Please revise the plans to comply with the minimum stacking distance.

12. Perpendicular Parking: Perpendicular parking is proposed along the heavily used and primary access routes throughout this development. Backing movements and vehicles waiting for parking spaces cause congestion and unsafe traffic conditions. The applicant should redesign the development to eliminate or substantially reduce these conflicts or address this issue in the traffic study. Furthermore, landscaping can cause sight distance problems and contribute to this problem at intersections and (sharp) curves along the access roads.

13. Intersection Spacing: Street/Road/Driveway intersections shall meet the spacing requirements of the Roadway Design and Construction Manual. 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).

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

15. Sight Distance: Verification that sight distance requirements are being met must be provided. The drivers' vision measurements are based on a 3.5-foot driver height and a 4.25-foot vehicle height. (Tables 1 and 2, Section 3.6.2 of the Roadway Manual)

16. 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 3.6.2 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.I.3.d(6) of the Zoning Resolution).

4. Dipping Bedrock Geologic and Geotechnical Reports: This site is located in the County designated dipping bedrock overlay district. The applicant will need to submit a Geologic and Soils/Geotechnical Report in accordance with Sections 9 and 10, Part II of the LDR, and detailed grading plans, which show overburdened soil or fill at least ten (10) feet thick beneath the anticipated bottom of foundations and the top of the bedrock (Section 53 of the Zoning Resolution).

5. Dipping Bedrock Area Subsurface Groundwater Collection Systems: When below grade finished floors are proposed, the applicant will need to provide subsurface groundwater collection system plans, including designs, maintenance plans, standards and specifications for clean out ports, discharge points, bedding materials, pipe materials and grade (Section19 of the LDR).

   Shallow Groundwater: This area is likely to experience shallow groundwater. It is likely that basements will not be permitted in this area due to the high groundwater in this area. In addition a subsurface drainage system will be needed as outline din Section 19 of the Land Development Regulation.

6. 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.

7. 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 fir 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.

8. 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. 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. [Click here and type Name of Street] is on the County's project list (attachment B of Section 5.36.8 of the Jefferson County Policy and Procedure Manual) and this development will be eligible for a credit towards the amount of the fee if the applicant constructs the street improvements and otherwise complies with the requirements of Section 5.36.8 of the Jefferson County Policy and Procedure Manual including submitting a written request for the credit to the County Administrator for consideration. ***See the County's webpage for traffic fees:*** http://www.jeffco.us/ext/policy/chap0536.htm#P5_35

CONCLUSION

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 Ross Klopf at 303-271-8733.

Engineering Geologist:

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, geologic and geotechnical reports prepared in accordance with Section 25 of the Land Development Regulation and a detailed grading plan may be required with the rezoning application. The grading plan showing the required separation, ten feet minimum for foundation and top of bedrock and five feet for drainage improvements, will be required. Given the proposed plans and subsequent process, the geologic and geotechnical report with the grading plan will not be required with the rezoning application but would be required with SDP application.

Health & Environment:

Jefferson County Public Health (JCPH) has reviewed the documents submitted by the applicant for this pre-application process and has 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 or action has been completed and approved based on this Department's review.

REZONING REQUIREMENTS:

√	Date Submitted	Required Documentation/Actions	Refer to Sections
		Submit a letter from the Water and Sanitation District to provide proof of public water and sewer services in accordance with the County Zoning Resolution and Land Development Regulation (LDR) Section 21 and 22 once the property has been successfully annexed.	Water/Wastewater
		Submit a copy of the well abandonment report if this well will be abandoned.	Water/Wastewater
		Complete the Onsite Wastewater Report if this property is served by an individual sewage disposal system.	Water/Wastewater

WATER/WASTEWATER

A letter dated May 23, 2013 prepared by the Southwest Metropolitan Water and Sanitation District states that this property has been submitted for annexation into the District. The applicant must submit a letter from the Southwest Metropolitan Water and Sanitation District indicating that the property has been successfully annexed to provide public water and sanitation services to the proposed facility.

The applicant must provide their plans for the existing well. If this well will be abandoned at the time of site development, a well abandonment report must be submitted to the Colorado Division of Water Resources, 303.866.3581. Please submit a copy of this well abandonment report to this Department.

This Department has no records of an existing individual sewage disposal system for the property located at 13975 W. Bowles Avenue. The applicant must complete the Onsite Wastewater Report if this property is served by an individual sewage disposal system.

REGULATED FACILITIES

Certain commercial uses may be subject to plan reviews and routine inspections by this Department, or referred to State agencies. Regulated uses include the following: Food Service Establishments/Grocery Stores, Swimming Pools/Hot tubs

ACTIVE LIVING

This Department commends the applicant for considering a gymnasium for athletes which will promote physical activity. This Department would also recommend the following:

- Consider limiting the number of drive-through and drive-up uses which are allowed thereby not compromising the ability to create a mixed use, pedestrian friendly environment.
- Consider design standards such as the number of lanes allowed, the screening of these lanes, and the locations of the drive-up windows.
- Provide wide enough sidewalks (minimum of 5-6 feet) to allow for two people to walk comfortably abreast.
- Provide for safe pedestrian crossings, such as sidewalk flares and raised crossings, at all roadway intersections.
- Consider orienting all commercial buildings to the street.

Design elements such as these can promote public health by fostering a sense of community and enhancing the well being of the users of this development, as well as area residents.

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. JCPH can provide dust control plan forms to the applicant upon request.

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. Asbestos information can be found at http://www.colorado.gov/cs/Satellite/CDPHE-AP/CBON/1251594599613.

Please contact John Moody at 303.271.5714 or Dave Volkel at 303.271.5730 for more information about this process.

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.

Zoning Administration:
Zoning Administration offers the following comments on this proposal:

1. The purpose of this pre-application is to determine the feasibility of Rezoning, a Site Development Plan, and possibly platting to allow for a gym and other commercial uses.
2. It has not been made clear if the applicant would like to rezone the entire property or just a portion. If the applicant is only rezoning all of the lot and plan on keeping animals on the property, the use should be included in the written restrictions.
3. It has not been made clear if the applicant would like to use the existing building or build a new one.
4. A Site Development Plan will be required before the applicant can obtain a building permit for either the conversion of the existing structure or construction of a new building.
5. The applicant must submit landscaping, lighting, parking, and architectural plans for the SDP application.
6. It appears as though the applicant would like to subdivide the property. The subdivision process must be complete prior to any building permit being obtained.
7. Zoning administration would recommend bolding the word except in 3.2.
8. Zoning administration recommends changing the word retail signage to wall sign.
9. Zoning Administration recommends reformatting 8.4 into a list to allow for easier reading.
10. There are no setbacks listed for the ground signs. This should be added.
11. Prior to the placement, erection, or construction of any new structures, signs, fences, retaining walls, etc., on this property, all required permits must be obtained from the County.

If you need further clarification or if I can be of further assistance, please let me know. – Nina Ruiz, 303-271-8732

Addressing:
Addressing offers the following comments on this proposal:

1. The applicant is proposing to rezone to allow for a 25000SF training facility for athletes and possible future commercial uses.
2. Access to the property is from the county maintained West Bowles Avenue and the address 13975 West Bowles Avenue is valid and in our addressing database.

If you need further clarification or if I can be of further assistance, please let me know. - Kay Taylor, 303-271-8780

Transportation and Engineering:
- This development is located along a section of Bowles Ave that has been identified as a Traffic Impact Fee project.
- Transportation improvements that are needed and should be incorporated include: sidewalk, curb and gutter, and medians.

- Bowles Ave will need to be widened adjacent to the site. Street widening should be consistent with Jeffco Roadway Design Standards for a major collector.
- Bowles Ave should transition from an arterial to a major collector at Devinney Way.

Road & Bridge:

As this is a major collector road, Road and Bridge would like to see the road widened with completed curb and gutter along with some type of turnaround installed.

Open Space:

Jeffco Open Space received an acquisition proposal from the Herndons in 2010. A staff review determined that it did not meet the goals identified in the Jefferson County Master Plan. Therefore we were not interested in acquiring the property. In the process a couple of comments arose that may be relevant. Please see the attached map and property analysis for Proposal # OS10-27.

At the time, I met onsite with staff from the Foothills Park and Recreation District and Ken-Caryl Ranch Master Association, neither of which expressed an interest in acquiring the property. That said, I would recommend including them in future referrals.

I was not clear whether or not the applicant was planning on subdividing as well as rezoning this property. Your preliminary development analysis summary indicates 2.25 acres, the Preliminary Site Plan states 97,278 sq. ft. and the PIN for the parcel notes 217,800 sq. ft. (5 ac.).

This may be relevant since Colorado Open Lands holds a conservation easement over the eastern portion of the existing lot (PIN 59-184-00-011). See Reception # F1928635, 12/18/2003.

I applaud the applicant's desire to minimize the visual impact of the building since the site is close to the eastern edge of the Front Range Mountain Backdrop.

Feel free to contact me should you have any further questions or comments before or after tomorrow's pre-app.

Regards, Jean Reince Schwarts, 303-271-5994

Building:

No comments