



Jefferson County, Colorado
Planning & Zoning Division

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PRE-APPLICATION REVIEW RESPONSE

Case Number: 13-113296PA
Process: **Rezoning**

Pre-Application Meeting Date: August 15, 2013
Date Response Prepared: August 20, 2013

Contacts

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Summary of Request

17000 W Belleview, Southwest of the W. Belleview Avenue Willow Springs Drive intersection.

Rezone to allow senior community including 320 multifamily units and 35,000 square feet of limited commercial uses.

Items Submitted for Pre-Application Review

X	Cover Letter		Proof of Access
X	Vicinity Map		Proof of Water
X	Development Plan		Proof of Sanitation
X	Written Restrictions		Proof of Fire Protection
	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
X	Generally Supports the proposal
	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

- The subject property falls within the recommendations of the South Plains Area Plan and is recommended for single family residential at 1du/1 to 5 acres.
- A Plan Exception letter that addresses multifamily and commercial uses whereas single family residential is recommended will be required with the rezoning application. Please see Page 14 the "Amendments and Updates" section of the Comprehensive Master Plan for specificity.
- Staff supports the design and type of housing the applicant proposes, but at this time is not convinced that the density being proposed is appropriate for this location.
- Staff would like to explore ways in which the County can be assured that this property ends up being developed in accordance with the proposed target population (seniors). Staff would have less concern with the density if there assurances that the property would be developed as senior housing.
- A Site Development Plan, Minor Adjustment and/or Plat will be required prior to development if the rezoning is approved.
- A Traffic Study will need to be submitted to determine the transportation impacts to the adjacent street network. The Study should quantify bike and walk trips, internal capture, etc. to justify a reduction in parking.

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 manager 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.

X	Staff Comments		Water Supply Summary Form
	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
	Submittal Checklist		Red Lined Graphic
	Printout of Property Owners and Associations in Notification Area		

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 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>

Development Services:

Current Planning:

1. The subject property falls within the recommendations of the South Plains Area Plan, is within the Willows Subarea, and is recommended for detached single family residential housing if open space is not feasible. Recommended densities are 1du/1 to 5 acres.
 - a. The Plan makes additional design recommendations for developments west of the hogback and also properties within the Willows Subarea. Please refer to the Long Range Planning's comments below and the Plan for specificity.
2. The South Plains Area Plan recommends single family residential, whereas the applicant proposes multifamily and commercial. At the time of rezoning application, the applicant will be required to address the Plan Exception criteria found on Page 14 of the Comprehensive Master Plan in the "Amendments and Updates" section.
 - a. Please note one of the issues the applicant should address is the existing community character and densities and how this proposal complements that character.
3. Staff is very favorable to the applicant's clustered approach and the design that respects the existing topography and natural features. However, at this time staff cannot support a proposed density which is four times what the Plan recommends.
 - a. With the site design as shown in the pre-application submittal, staff may support a higher density than what is recommended and a higher density still if enforceable senior housing restrictions can be developed. The County and the applicant are presently pursuing whether this could be accomplished through a Special District.
4. Staff appreciates the concepts presented in the "draft" Official Development Plan. Please note the applicant should expect a significant amount of changes to clarify this language and make it more enforceable as the application goes forward to formal submittal.
5. Staff has concerns in regard to allowing heights of 45 feet when garages are exempted from these heights.
6. Staff may request use areas be delineated in the Official Development Plan that indicate the areas of allowed.

Long Range Planning:

Land Use Recommendation: This property is subject to the recommendations found in The South Plains Area Plan and the updated Comprehensive Master Plan. It is located in the Willows Subarea, to the West of the Hogback, and recommended for detached single family residential housing if open space is not feasible. The applicant's proposal for a residential townhome development project for this site would be considered an area of non-conformance with the Plan's recommendation for single family detached. The proposed commercial (mixed use) development would also not comply with recommended land use for this site. The applicant should request a

Section	Development Review							
Chapter s	Land Use		Physical Constraints		Community Resources		Infrastructure, Water and Services	
Element s	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	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 Energy	x	Mines					
	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	Willows Subarea, to the West of the Hogback	Recommended Land Use: Single family detached residential housing if open space is not feasible. .						

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 Mountain Backdrop/Foreground area. The surrounding properties include: Willow Springs Open Space area to the north, west and south, and The Willow Springs Subdivision Filing #2 to the east. It appears that there is only one home with a barn on the 84.7 acre parcel. The subject property is currently considered vacant land with the exception of the Tidrick Ranch.
- According to County Assessor records, the subject property contains three zone districts, A-1, A-2, and Commercial-One (C-1). The proposed development project is not within a designated neighborhood center or an activity center.
- The property drops about 200 feet in elevation from about 6,360' to the west property line to about 6,160 at the eastern property line. The property appears to have an abundance of natural features and rock outcroppings. The proposed development project looks to be sited with sensitivity to accommodate the natural land features and views.
- The applicant provided a "will serve" letter from the West Metro Fire Protection District stating that the subject property is protected by the District. Fire services will be provided as long as the International Fire Code, 2012 edition, including amendments, are met.
- The subject property is also within the Willowbrook Water and Sanitation district boundary area. The applicant should provided verification that water service and /or sewer services are available to serve the subject property.

- The subject property is within the Plan's Willows Subarea, which is a subarea located to the west of the Hogback. The subject property is positioned between the Hogback and the Mountain Backdrop/Foreground area. These areas are considered major scenic resources in this area.
- Any development allowed should strive to preserve the scenic resources of the area and ensure compatibility with the natural amenities. (SP p. 16)
- Development should conform to the recommendations in the Housing Density Chart for the Willows Subarea and Subarea C. (SP p. 17) The recommended housing density for this area would be 1du/1 to 5 acres when the property is served by public water and/or sanitation. The policies regarding wildfire, wildlife, floodplains and geologic hazards may also impact densities.
- The applicant's proposal for a 320 unit townhome development project on this site would be considered an area of non-conformance with the Plan's recommended density.
- Also, the Plan does not recommend commercial development in this area and the applicant should request a Plan Exception for the proposed commercial/mixed uses.
- 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)

Land Use

- Site constraints for the Willows Subarea are as follows:
 - The subject property is located just to the east of the Mountain Backdrop/Foreground area and to the west of the Hogback. This area is considered a major scenic resource area. Any development allowed in this area should strive to preserve the scenic resources of the area and ensure compatibility with its natural amenities.
 - The Overall Hazards Map shows that there may be a moderate hazard risk due to erodible, swelling and/or sensitive soils.
 - There are no floodplains in the area that would impact the subject property
 - The Comprehensive Master Plan's Wildfire Hazard map shows that the majority of this area is a Low Hazard area. However there is an area on the subject property, within the drainage area, that would be considered a severe wildfire hazard risk due to brush fires.
- 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)

Subareas West of the Hogback

- Rezoning to multi-family or non-residential uses could be supported when such uses can be sited in suitable or appropriate locations. Suitability should be evaluated in terms of overall project density, degree of visibility, potential for screening and buffering, and degree of scarring or disturbance.
- The environmental factors that might be adversely affect the proposed development project should be identified. Adverse impacts should be avoided or mitigated.
- Non-agricultural uses are acceptable within subareas when they are compatible with the existing character of the area.

Willows Subarea

- To achieve the maximum gross density in the Willows Subarea, the proposed development should meet the following recommendations:
 1. Detached single family housing is recommended, if open space is not feasible.
 2. The maximum lot coverage by structures (i.e. anything under a roof) should be 25% of the lot area.
 3. The minimum common open area (not including the yards of individual lots) should be 15%
 4. Development should conform to the recommendations in the Housing Density Chart for the Willows Subarea and Subarea C.
 5. If served by public water and sanitation, the remaining areas in this subarea should be 1 du/ac with lower density/larger lots near dedicated Open Space and the wildlife migration corridor to the west, and the Lyon's Hogback to the east.
 6. The minimum lot size should be 20,000 square feet.
 7. The minimum separation between buildings should be 50 feet.
 8. These standards may be altered for development that can demonstrate exceptional conformance to the criteria and a minimum amount of 50% open area, but in no case should the maximum gross density be exceeded.

CMP General Policies

- 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.

Compatibility

- 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

- 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 shows that the subject property is within a Elk Severe Winter area and a Mule Deer Winter Concentration area.

Community Resources

Historic

- 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 provided 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) - Graphic Portion: 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 unless a provision is added indicating that the streets/driveways and the intersections are conceptual only and have not received County approval. Classification, alignment, width, intersection location, turning movements, and design and construction standards shall be in accordance with the LDR and be determined during the plat process.
2. 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.
3. Multifamily Site Development Plan: The applicant needs to be aware that prior to the issuance of a building permit, a Multifamily Site Development Plan Approval is required; please see the Zoning Resolution, Section 1.1 for more detail on the requirements for the Multifamily Site Development Plan.
4. Land Disturbance Permit: The applicant needs to be aware that prior to construction the issuance of a (Grading Permit) (Notice of Intent) in conformance with Section 16 of the Zoning Resolution is required.
5. 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 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
Major Collector Street, 18,000 to 105,000 ADT	37* or 50	Willow Springs Road (W. Belleview Avenue)
Local Street, below 1,000 ADT	36* or 50	
Principal Arterial Road	100	
Minor Arterial Road	70	

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

- a. Adjoining Right-of-Way: This project adjoins Willow Springs Road. Willow Springs Road is classified as a Major Collector street/road on the Major Thoroughfare Plan. 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))
 - b. Additional Right-of-Way: Additional right-of-way may be required for acceleration/deceleration lanes and for left-turn lane improvements, roundabouts, interchanges, medians or any other improvements required by the Land Development Regulation.
 - 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 Willow Springs Road 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)).
5. 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)).
6. 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.
7. 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).
8. Lot Area: The area within private access easements for streets/roads serving four (4) lots must be excluded from any minimum lot area calculation. Please note the "net" area for all lots affected by private access easements in addition to the total lot area. This "net" area will be the total lot area less the area of the private access easement within the lot (Section 2.D.g.(1) of the Zoning Resolution).
9. 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).

10. 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 (Principal or Minor)	20 feet	
Collector	10 feet	Willow Springs Road

Dedications for Preliminary and Final Plat shall be by separate document. See separate handout for preparing these documents.

11. 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". Underdrain system
 - 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. Street Light
 - g. Striping and Paving (Intersection improvements)
12. 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
 13. Separate line item[s] shall identify the quantities and costs for those improvements when the developer will provide cash in lieu of construction.
 14. 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. 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)
3. Access Permit: Access permits are required for new driveways connecting with a County Willow Springs Road. 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).
4. Colorado Department of Transportation (CDOT) Access Permit: Please provide a copy of an approved CDOT access permit if required by the State Highway Access Code. A notice to proceed is required prior to construction.
5. Public Street/Road Improvements - Safety (Willow Springs Road): Acceleration and deceleration lanes at all Major Collector access locations are required. If the land between the access locations and the end of the tapers of the required lanes is not within existing right-of-way or on land owned by the applicant, the applicant will need to acquire the right-of-way from the land owner(s) to accommodate the street improvements on the adjoining land. 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 right-of-way from other property owners as discussed above (LDR Section 15 A.1.a.(8) and Roadway Design & Construction Manual Section 3.7.3).
6. Public Street Road Improvements-Adjoining Collector: The applicant will be responsible for improving the adjacent one-half of Willow Springs Road 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)).
7. 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.
8. Internal Public Street(s)\Roads: All street\road design parameters shall meet the requirements of the Roadway Manual:
- a. Cross sections shall meet the current template standards of Section 3.3.
 - b. Proposed centerline curve radii for streets shall meet the requirements of Section 3.4.
 - c. Street\road grades shall meet the requirements of Section 3.5.1.
 - d. Proposed intersection grades shall meet the requirements of Section 3.5.2.
 - e. Long straight and other local street alignments that could accommodate vehicle speeds (design) of greater than 30 miles per hour should be avoided (LDR Section 15 A.1.c.(2)).
 - f. Turnarounds shall meet either Template 13 or 15 of the Roadway Manual. (LDR Section 15 A.1.b.(1) and LDR Section 15 A.1.e.(1)).
9. 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))
10. 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.
11. Private Road Design: Private roads (any access serving more than one lot, 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. Pursuant to LDR Section 15 A.1.b.(2)(c), all private roads within the proposed subdivision shall be paved if the sum of the existing and proposed ADT on the roads exceeds 150. Private road requirements include the following:
- a. Turnarounds must be provided at the ends of private roads that exceed 150 feet in length. Additionally, turnouts must be provided every 150 feet along private streets/roads 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. *Minimum horizontal curve radius is 30 feet (Section 3.6.8.2.1 of the Roadway Manual).
 - c. Maximum grade shall be in accordance with Section 3.6.8.2.4 of the Roadway Manual.
 - d. Private road width shall be in accordance with Section 3.6.8.2.2 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. 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.

The appropriate Fire Protection District may approve alternate standards for private roads in accordance with 3.6.8.3 of the Roadway Manual.

19. Shared Driveways: Shared driveways require the approval of the Planning and Zoning Division (LDR Section 15 A.2). The applicant may submit a written request to allow for a shared driveway. If a shared driveway was not approved, the driveway locations should meet the standards as set forth in the Driveway Standards Table, LDR Section 15. A.2.a.(9). This table indicates that there should be a 10-foot separation between driveways (5' on each side of lot line).
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 plan.
 - 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.

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. Proposed Cul-de-sac: Proposed cul-de-sac design. The street/road exceeds the maximum length of one-mile and/or the maximum number of units of 35 for developments with only one access LDR Section 15 A.1.a.(3). Secondary access will need to be provided.
28. Stop Sign Control: Stop sign control is required at all unsignalized intersections.
29. Sight Distance: The sight distance at the intersection of Willow Springs Road and the proposed north access location may be inadequate. The construction plans must be revised to provide for the removal of the obstruction. 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. [Since sight distance does not meet minimum requirements due to obstructions 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.] (Tables 1 and 2, Section 3.6.2 of the Roadway Manual)
30. 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. Vertical Disturbance for Private Roadways or Driveways: It may prove difficult for this proposal to comply with the requirement that ground disturbance not exceed 20 feet vertically between the top of cut and toe of fill slopes for the proposed private interior road(s) or driveway. An Administrative Exception may be requested for an additional 5 vertical feet. If the proposal cannot meet this standard, approval of a variance must be granted by the Board of Adjustment (Section 16.E.9 of the Zoning Resolution).
4. Slope Stability Issues: A proposed solution to the unstable slope conditions, identified in the Soil Report reviewed by this department, must be submitted along with an analysis of various methods to abate the instability problem. An acceptable solution must be determined to obtain construction plan approval.
5. 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).
6. Urban Drainage Review and Approval: Urban Drainage Flood Control District (UDFCD) may be requested to review reports and construction plans required by the Drainage Manual. Where delineated floodplains, major drainageway improvements or drainageways eligible for UDFCD maintenance assistance are involved within the UDFCD boundary, their approval will be required. (Section 1.7 of the Drainage Manual)
7. 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.

8. 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.
9. Detention Pond Embankments: Based on the grading [drainage] plan, the embankments for the detention pond will reach heights above ten feet. As a result, the detention ponds and outlet structures shall be approved by the office of the State Engineer prior to County approval of the construction plans (refer to Section 14.4. of the County Storm Drainage Design and Technical Criteria).
10. 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.
11. 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.
12. Streetside Ditches: The applicant shall provide evidence that the proposed street can comply with the following requirements, or curb and gutter will be required (LDR Section 15 A.2.d).
 - a. Streets are classified as local or collector (ADT less than 10,000).
 - b. Street grades are no less than 2 percent and no greater than 4 percent.
 - c. Minimum lot frontage is 100 feet.
 - d. A 4-foot detached sidewalk or trail is provided along all streets where ADT is 350 or greater.
 - e. Maximum ditch capacities have been calculated for several common cross-sections in Table 701 in the Drainage Manual.
13. Roadside Ditches: The access road within this site may be steep. As a result, the drainage report should examine ditch flows to insure velocities are less than five feet per second. Flow velocities of five to seven feet per second are allowed if the ditches are riprap lined in accordance with Figure 701 of the Drainage Criteria.

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 construction plans to-scale on an 11"x17" format. Minimum text size to be 0.06". When preparing the construction documents, please incorporate the following comments:
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.

Engineering Geologist:

I reviewed the submitted documents for the subject property. I have the following comment.

1. The site is not located in a geologic hazard area and geologic and geotechnical reports are not required at the time of the rezoning.
2. A geologic and geotechnical report in accordance with Section 25 of the Land Development Regulation (LDR) is a requirement with the preliminary plat process per Section 4 of the LDR.

Addressing

Addressing offers the following comments on this proposal:

- The purpose of this Preliminary Application is to Rezone, Site Development Plan and possible Plat to allow for various uses.
- Access will need to be verified. Interior roads will need to be named. New addresses will be available when the SDP/Plat has been approved and recorded.

If you need further clarification or if I can be of further assistance, please let me know

Zoning Administration:

Zoning Administration offers the following comments on this proposal:

PERTINENT ISSUES:

1. A comprehensive review for the proposed project could not be made by Zoning Administration at this time because many of the submittal requirements are missing or lacking. Consequently, Zoning Administration could not thoroughly comment on the proposal.
2. Zoning Administration could only complete a cursory review of the submitted Written Restrictions.
 - a. Written Restrictions need to address not only Permitted Uses by use area, but specific Lot and Building standards and unambiguous restrictions for architecture, landscaping and the like.
 - b. The applicants should submit the formal Official Development Plan in the proper format and numbering.

Many of the submitted sections within the Planned Development document could be clarified and more succinct.

3. The property owner will have to apply for, and have approved, a Rezoning, Plat and SDP.
 - a. The rezoning will be required for the proposed uses. A Plat would be required to create building envelopes and individual lots and tracts. A Site Development Plan for the multi-family and commercial uses.
4. Uses, both permitted and accessory, should be broken down by Use area. Specific uses must be named as allowed. Other documents should not be referenced in the PD document.
 - a. Jefferson County comes from the permissive zoning standpoint where all allowed uses are named, otherwise the use would be considered not permitted within the planned development.
5. A Special Use is a specific process for Jefferson County that cannot be included in a PD zone district. The more appropriate wording would be Accessory Uses for the proposal. An Accessory Use section should be included within the written restrictions.
6. The proposed height restrictions need to be clarified and simplified.
7. The proposed parking should be closer to meeting the required standards within the Zoning Resolution.

GENERAL:

8. The overall submittal requirements for a formal Rezoning are outlined in Section 1 of the Jefferson County Zoning Resolution.
 - a. The applicant will need to follow all format and submittal requirements set forth in Section 1 of the Jefferson County Zoning Resolution for the formal Rezoning submittal.
9. The overall format for submitting a formal Preliminary Plat is outlined in the Jefferson County Land Development Regulation.
 - a. The applicant will need to follow all conditions set forth in the Jefferson County Land Development Regulation for the formal preliminary plat submittal.
10. The overall format for submitting a Site Development Plan (SDP) is outlined in Section 1.O of the Jefferson County Zoning Resolution.
 - a. The applicant will need to follow all conditions set forth in Section 1 which include, but are not limited to, architectural elevations, lighting plan including photometric data, landscape plan, parking plan, grading and erosion control, drainage and construction plans.
11. Once the SDP is completed and recorded, a building permit for the proposed structure will be required. As part of the building permit submittal we may need the following items per building;
 - Building Permit application
 - 2 copies of the approved SDP site plan
 - 2 copies of the construction plans
 - Water and Sewer availability form (not a service letter)
 - Certificate of Compliance (usually tied to public improvements and water availability form)

- Subsurface soils investigation, including a test boring on the subject site
- A traffic impact fee will be due when the permit is issued

12. An access permit would be required for any new access cuts off a county maintained road.

13. 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.

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, platting and site development of this property. NOTE: Items marked with a “√” indicate that the document has been submitted or action has been taken.

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 Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 21 and 22.	Water/Wastewater
		Inform JCPH of the intent for the existing single family dwelling in conjunction with the proposed development. Please note if this dwelling unit will remain, a minimum of 5 acres (or 3.5 acres) is required for the lot size.	Water/Wastewater
		Submit a copy of the well permit for the existing single family dwelling.	Water/Wastewater

SITE DEVELOPMENT REQUIREMENTS (In addition to Rezoning Requirements):

√	Date Submitted	Required Documentation/Actions	Refer to Sections
		Submit a well abandonment report for the existing well if applicable.	Water/Wastewater
		Submit an abandonment letter for the existing individual sewage disposal system, if applicable.	Water/Wastewater
		Submit an Environmental Questionnaire and Disclosure Statement packet, in accordance with the LDR Section 30, if applicable.	Environmental Site Assessment

PLATTING REQUIREMENTS (In addition to Rezoning and Site Development Requirements):

√	Date Submitted	Required Documentation/Actions	Refer to Sections
		Submit a Sensory Impact Assessment in accordance with the LDR Section 26 that must be prepared by a qualified professional planner, certified industrial hygienist, or landscape architect	Sensory Impact

	or engineer, registered in the State of Colorado.	
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WATER/WASTEWATER

The Water and Sanitation District must provide a proof of public water and sewer services letter for the proposed development.

The applicant must submit a copy of the well permit for the well serving the single family dwelling if this home will remain in conjunction with the proposed development to provide proof that this home has a legal source of potable water. 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 (CDWR), 303.866.3581. A copy of this report should be submitted to JCPH.

This Department has records of an existing individual sewage disposal system for the property located at 17000 W. Belleview. A system was originally installed for a 2-bedroom single family dwelling in 1980 (Permit 8326, Folder 05-171861 Old OW), an expansion in 1985 to a 7-bedroom single family dwelling (Permit 10933, Folder 051597 Old OW), and expanded again in 1986 (Permit 11032, Folder 05-152517 Old OW). According to our records this home is served by an individual well. If this system will remain in existence in conjunction with the proposed development, a lot size minimum of five (5) acres is required for the existing well and individual sewage disposal system. An allowance for a reduction down to 3.5 acres can be allowed, provided additional engineering is completed in compliance with Section 4.2 C. of the Individual Sewage Disposal System Regulation of Jefferson County. If this system is to be abandoned at the time of site development, it must be abandoned according to the Individual Sewage Disposal System Regulation of Jefferson County. An abandonment letter must be submitted to JCPH to include with the system's record at the time of abandonment. The applicant must inform this Department if this home will remain in conjunction with the proposed development or if it will be abandoned at the time of site development.

SENSORY IMPACT ASSESSMENT

A Sensory Impact Report that complies with the requirements set forth in Section 26 of the Land Development Regulation must be submitted for review. Please note: This report must be prepared by a qualified professional planner, certified industrial hygienist, or landscape architect or engineer, registered in the State of Colorado.

The Colorado Revised Statutes (Sections 25-12-101 through 108) stipulate that 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.

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.

ENVIRONMENTAL SITE ASSESSMENT

The Jefferson County Land Development Regulation (LDR) requires the following: If any interest (fee simple, easement or otherwise) in a street, road, tract, parcel or strip of land is to be dedicated to the County, an "environmental assessment" (as defined in LDR- Definitions) shall be prepared in accordance with LDR Section 30 - Environmental Assessments. Please provide the applicant with the Environmental Questionnaire and Disclosure Statement packet if a land interest is to be dedicated to the County.

ACTIVE LIVING

JCPH commends the applicant in presenting a well thought-out, robust mixed use proposal for this site which has considered many aspects of an active and healthy lifestyle for residents and users of this development. It can allow them to work, live and recreate in one place. We appreciate the consideration of providing an area for people of all ages, with a special focus of aging in place. In addition, the attention given to multi-modal transportation options is a desired approach, as this can help promote physical activity and improve air quality. Finally, the connections to existing and future trails, providing social gathering areas and including pedestrian streetscapes can enhance the well being of the users of this development, as well as the area residents. Design elements such as these can promote public health by fostering a sense of community.

AIR

Regulation No. 1 of the Colorado Air Quality Control Commission requires the developer to obtain a fugitive dust permit from the Colorado Department of Public Health and Environment, Air Quality Division and use the best available control technology (BACT) to mitigate dust problems 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.

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.

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: Child Care Centers/Schools, Assisted Living/ Nursing Home, Food Service Establishments/Grocery Stores, Swimming Pools/Hot tubs, Dry Cleaner.

Proposed retail food service establishments will be subject to plan reviews yearly licensing and routine inspections by this Department. Please contact Leslie Frank, Plan Review Coordinator (303.271.5776) for specific requirements. "Retail food establishment" means a retail operation that stores, prepares, or packages food for human consumption or serves or otherwise provides food for human consumption to consumers directly or indirectly through a delivery service, whether such food is consumed on or off the premises or whether there is a charge for such food. Colorado Revised Statutes 25-4-1602(14).

If proposed pools and spas are to be considered "public pools" as defined in Section 1.3 of the State of Colorado Swimming Pool and Mineral Bath Regulations, they will be subject to a plan review, yearly inspection fee and routine inspections by this Department. Please contact Leslie Frank, Plan Review Coordinator (303.271.5776) for specific requirements.

Proposed child care centers will be subject to a plan review, yearly inspection fee and routine **inspections by this** Department. Please contact Jessa Woodward, Child Care Plan Review Coordinator (303.271.5761) for specific requirements.

State licenses are required for senior assisted living centers and similar uses. The applicant must contact the Colorado Department of Public Health and Environment, Health Facilities Division at 303.692.2800 for an information packet regarding these types of operations, including all applicable regulations.

Highways & Transportation:

A Traffic Study will need to be submitted to determine the transportation impacts to the adjacent street network. The Study should quantify bike and walk trips, internal capture, etc. to justify a reduction in parking.

Roadway improvements to Belleview Ave adjacent to the development site will be needed in order to accommodate future traffic. This will include a left turn lane from Belleview Ave.

The Jeffco Bike Plan proposes paved shoulders along Belleview Ave adjacent to the development site. Paved shoulders should be constructed at this time.

Cash-in-lieu is an alternate, but we want to know why they can't construct.

Extend the existing loose surface trail to the east side of the development site. - SB

I take it these roads will be private based on the non-standard roadway widths? None of the cross-sections meet County standards. If they are planning commercial back in this area, is it wise to be mixing peds and traffic of this type?

Open Space:

Based on my review of the pre-application material for referral #13-113296PA, Open Space notes the subject property is located immediately east of private open space lands owned by Willow Springs Open Space Owners Association, which is just east of Denver Mountain Parks and JCOS Mount Lindo Park lands.

On page 34 of 38 of the submitted documents, a plan showing the development design as well as the open space areas and proposed trails, depicts some of the trails going off property onto the privately-owned open space lands but does not indicate if easements have been obtained or need to be obtained to allow residents to have connected access to the private open space lands. JCOS would be interested if the intention is to connect to public open space, as noted above.