

Baker Apartments

PRC2016-00007

August 29, 2017

Board of County Commissioners

Community and Economic Development

Case Manager: Emily Collins

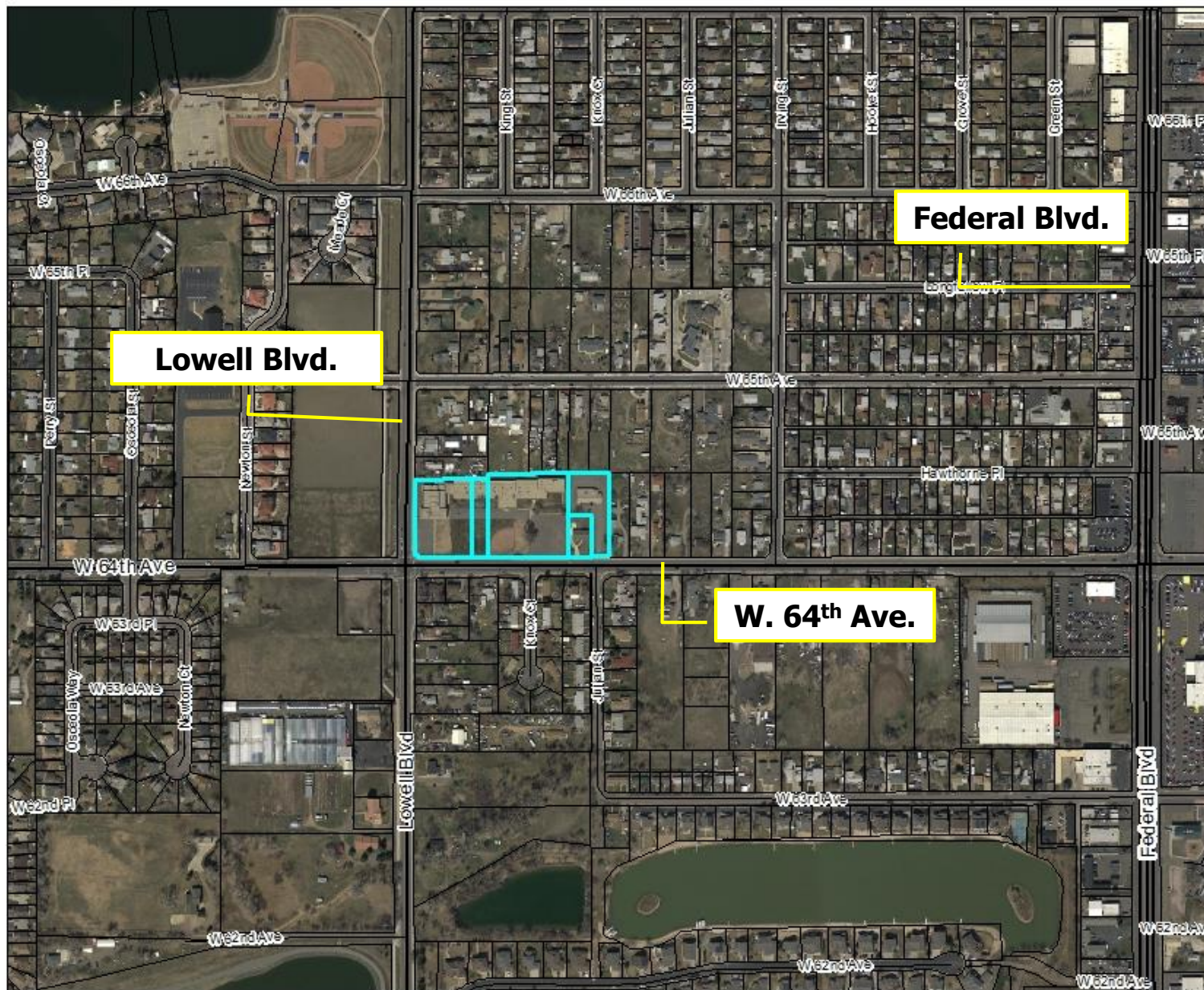


Requests

- 1) Preliminary Development Plan Amendment
- 2) Final Development Plan for a multi-family residential development
- 3) Preliminary Plat Amendment and Major Subdivision Final Plat
- 4) Subdivision Improvements Agreement

Background

- Site was previously Baker Elementary School
 - Demolished in 2015
- December 8, 2015:
 - BOCC approved rezone, PDP, and preliminary plat
 - 142 units in four buildings



LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections
- Zoning Districts
- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)
- Airport Noise Overlay

Federal Blvd.

Lowell Blvd.

W. 64th Ave.

Baker Apartments
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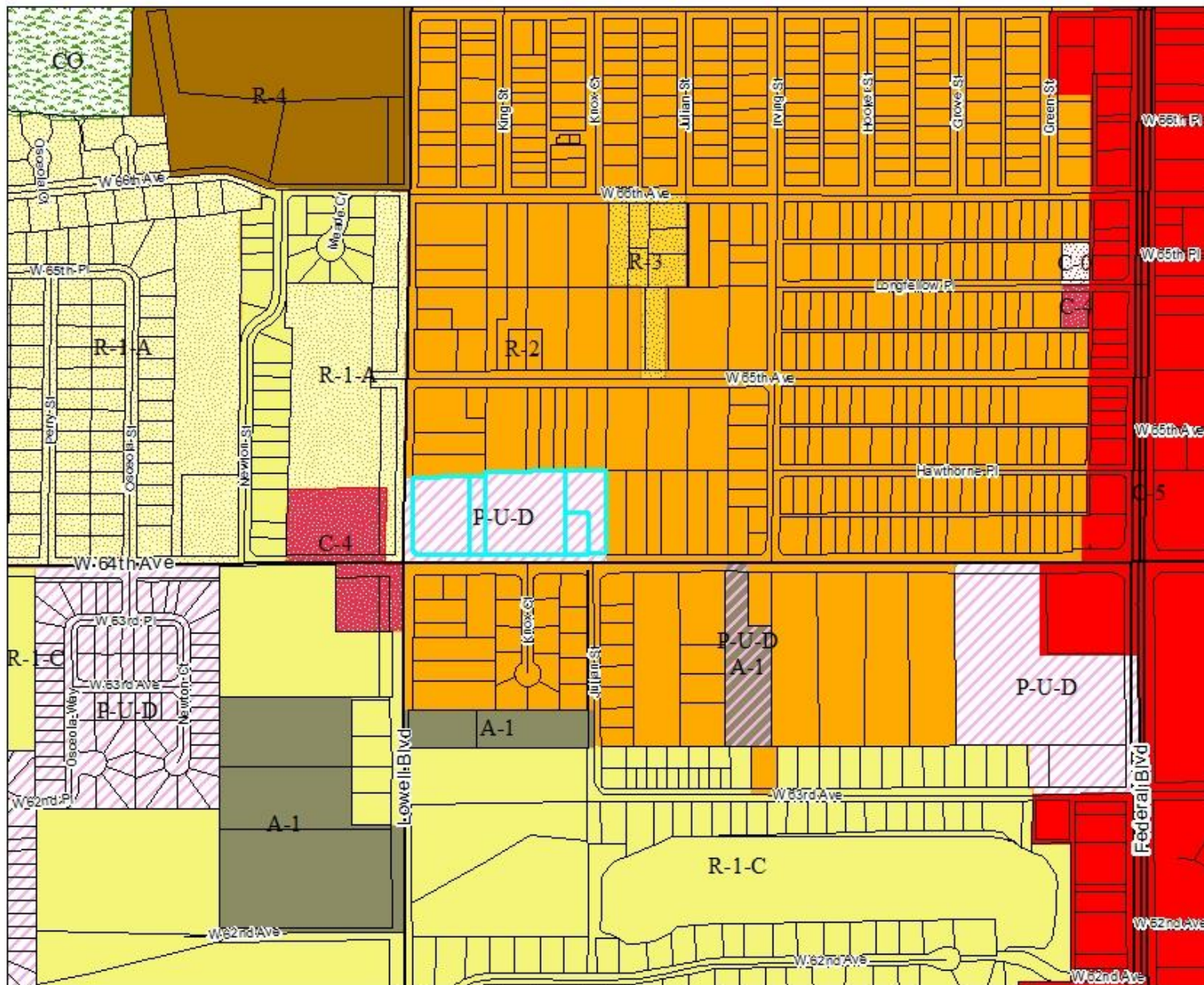
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This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

PUD

- Multi-family residential
- Associated community amenities



Baker Apartments

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Parks and
Open
Space

Commercial

Urban
Residential

Activity
Center

Urban Residential

- Single and
multiple
family

Baker Apartments

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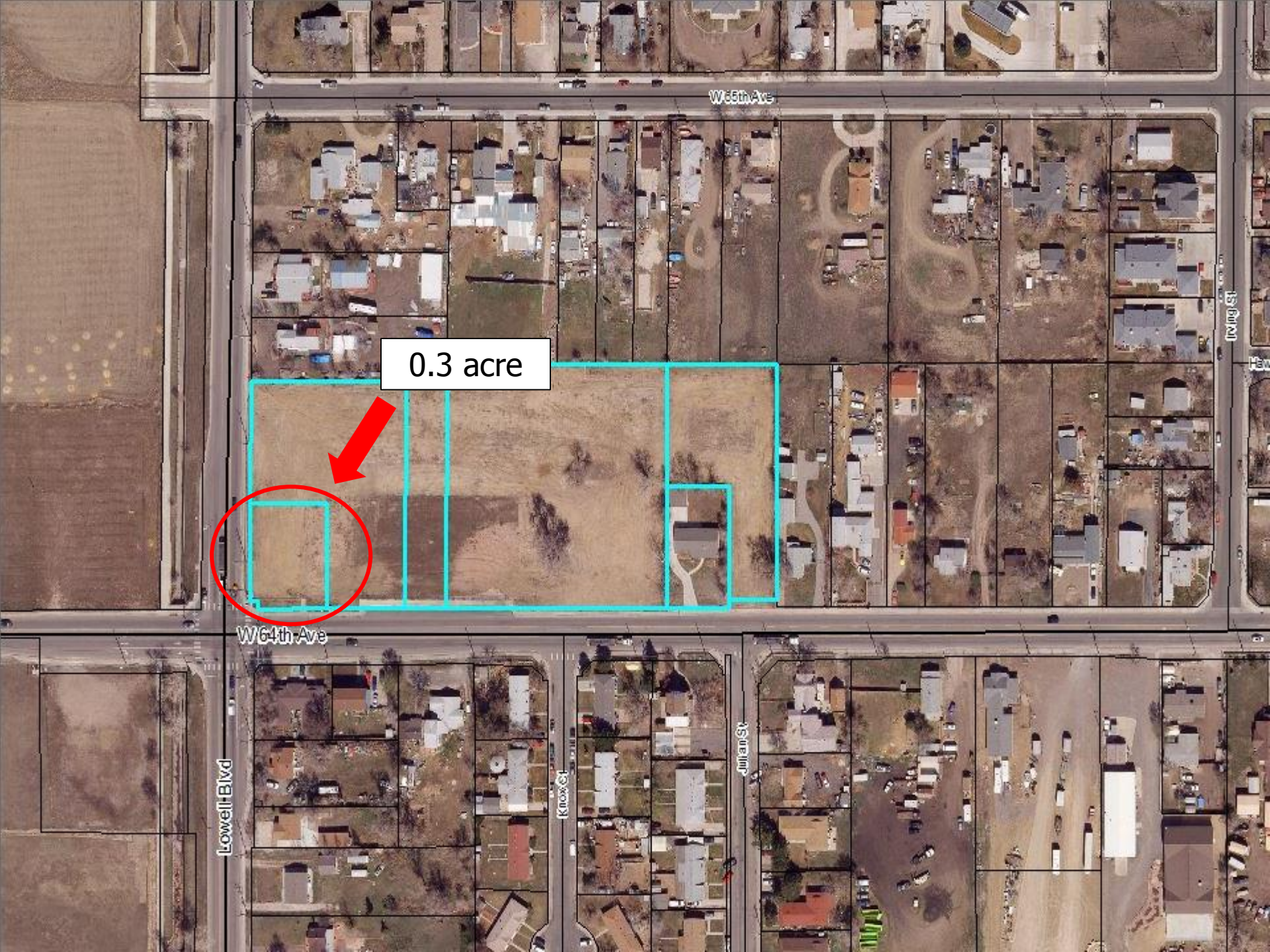


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Preliminary Development Plan

Section 2-02-10-03

- PDP is one of two approvals to establish PUD zone district
- Vested right to develop, does not allow construction
- Requesting amendment to change approved boundaries
 - Inclusion of 0.3 acres
 - Relocation of on-site drainage
 - Expansion of community amenities (play area)



W65th Ave

0.3 acre

W64th Ave

Lowell Blvd

Knox St

Julian St

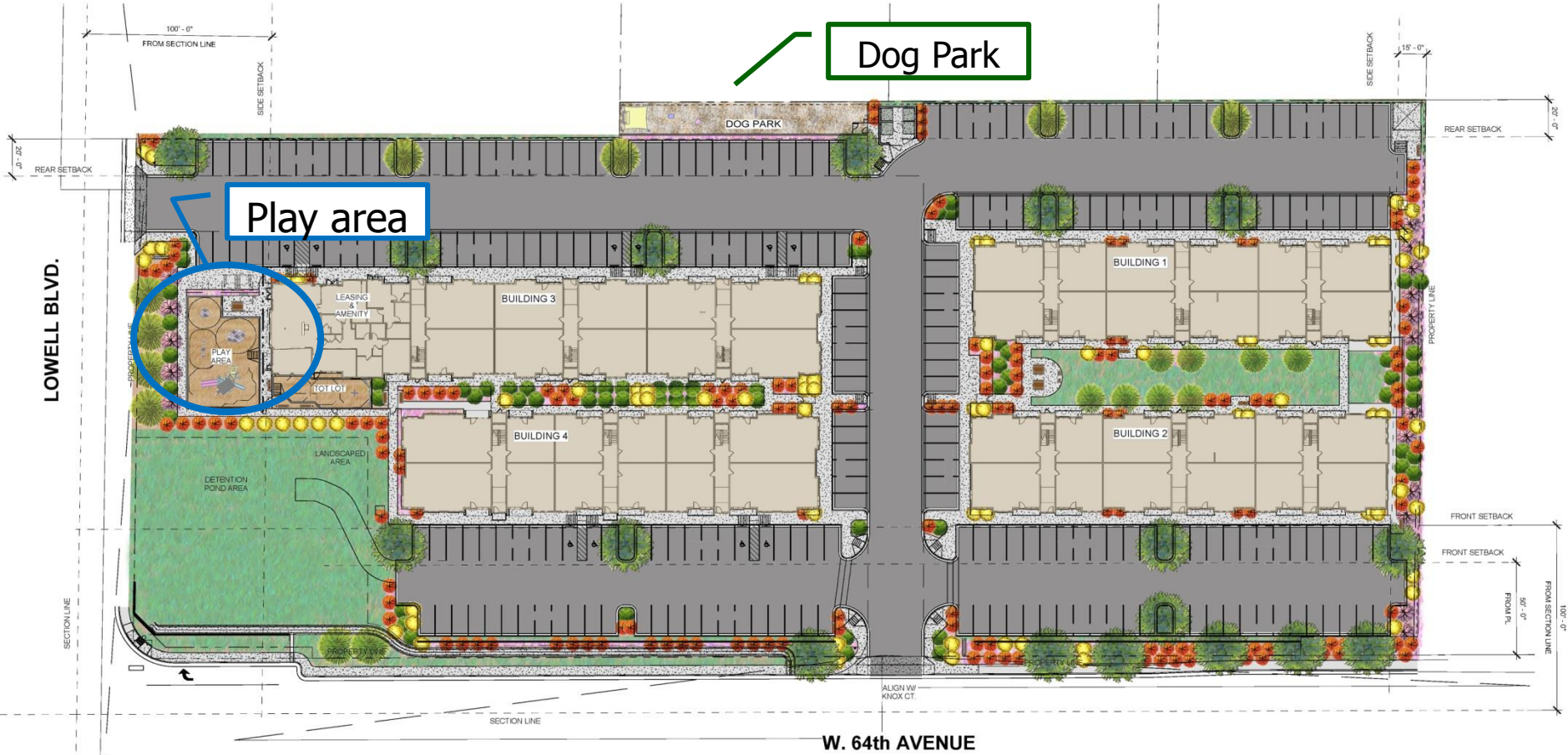
Irving St

Final Development Plan

Section 2-02-10-04

- FDP is final, site specific plan approval
 - Establishes land uses, layout, landscape, etc.
 - Includes final plat and development agreement
- 142 units in 4 buildings
 - Three stories with maximum 48 feet
 - Earth tone color scheme
 - Setbacks include:
 - 100 ft from Lowell and W. 64th
 - 15 ft from east
 - 20 ft from north

Final Development Plan



Improvements

- Curb, gutter, sidewalk
- Right-turn lane onto Lowell Blvd.
- Re-locate traffic signal

Parking

- 249 spaces
- 1.75 spaces/unit
- Bike racks

LOWELL BLVD.



DESCRIPTION	PROVIDED			
	AREA (AC.)	SQ. FT.	% OF PROJECT AREA	
BUILDING	1.133	49,346	24%	100%
PARKING LOT	1.885	82,111	41%	
OPEN SPACE	1.618	70,496	35% (30% MIN.)	
ACTIVE OPEN SPACE	0.566	24,655	% OF OPEN SPACE 35% (25% MIN.)	

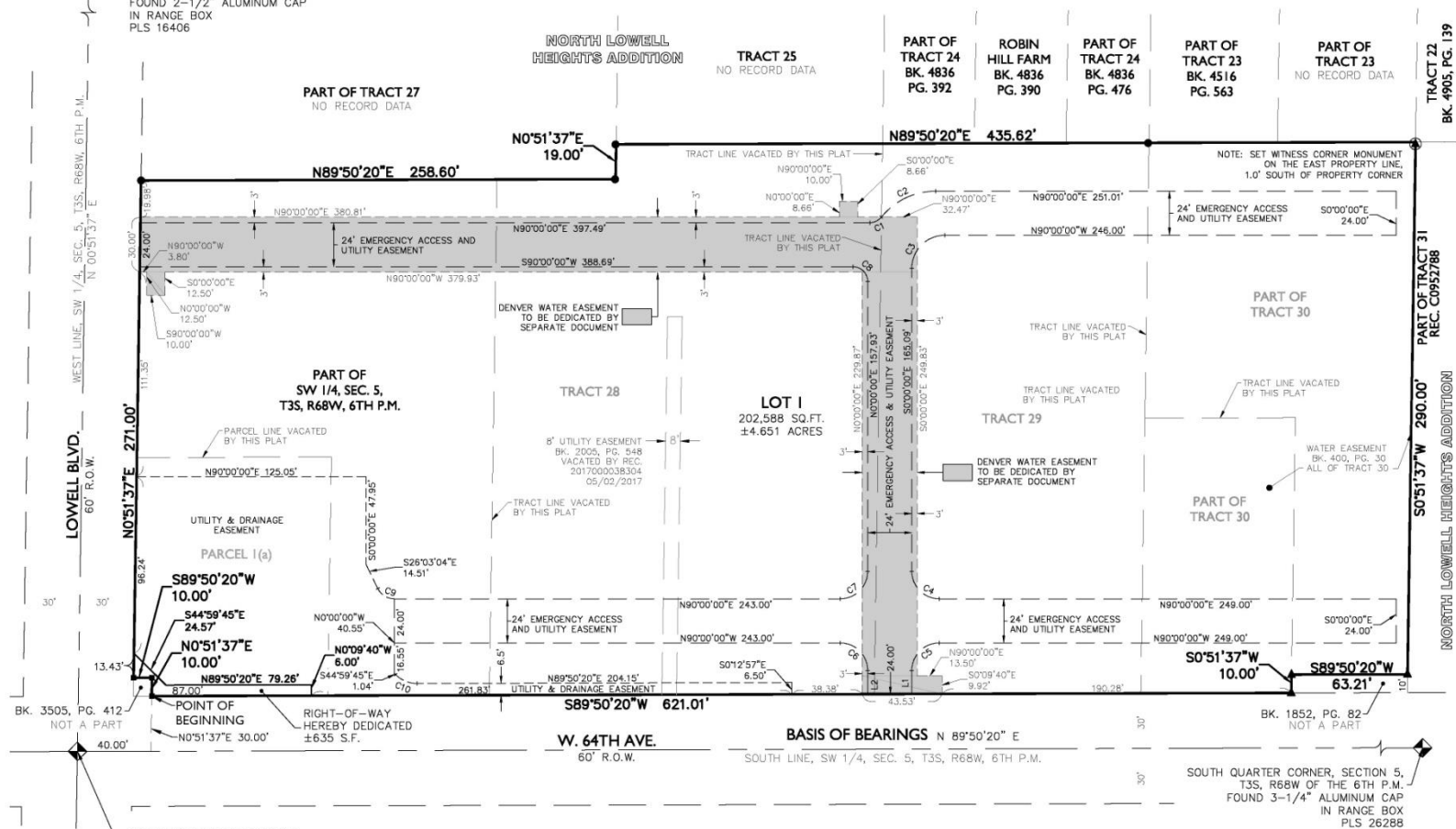
Amended Preliminary/ Final Plat

Section 2-02-17-04

- Preliminary plat approved for 4.3 acres
 - Inclusion of 0.3 acres
- Final plat for 4.6 acres
- Conforms to all subdivision design standards
 - Drainage
 - Water and sewer
 - Public infrastructure
 - Development agreement

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WEST QUARTER CORNER, SECTION 5
T3S, R68W OF THE 6TH P.M.
FOUND 2-1/2" ALUMINUM CAP
IN RANGE BOX
PLS 16406



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C6	23.56	15.00	90°00'00"	21.21	N45°00'00"W
C7	23.56	15.00	90°00'00"	21.21	N45°00'00"E
C8	12.57	8.00	90°00'00"	11.31	N45°00'00"W
C9	11.16	10.00	63°56'56"	10.59	S58°01'32"E
C10	13.01	16.50	45°09'55"	12.67	S67°34'43"E

- ▲ SET #5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "PLS 38151"
- ⊙ SET #5 REBAR WITH 2" ALUMINUM CAP STAMPED "1" W.C. SOUTH PLS 38151"
- FOUND REBAR WITH 1.5" ALUMINUM CAP STAMPED "PLS 16406"
- FOUND NAIL AND 1" BRASS TAG STAMPED "PLS 7276"
- ⬤ FOUND SECTION CORNER, AS NOTED

Referral Comments

- No concerns:
 - CDOT, Geological Survey, and Division of Water
- Development Services:
 - Approved construction and drainage plans
 - No permits until collateral submitted
- Property Owners within 1,000 ft:
 - 2 people expressed support , concerns with architecture
 - 1 person concerned with trash and weeds
 - 1 person concerned with lighting and height of buildings

Notifications Sent	Comments Received
239	4

West on 64th Ave.



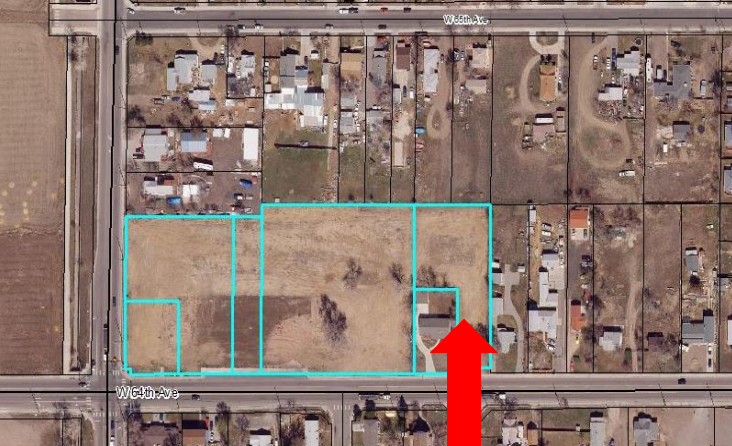
NE on 64th Ave.



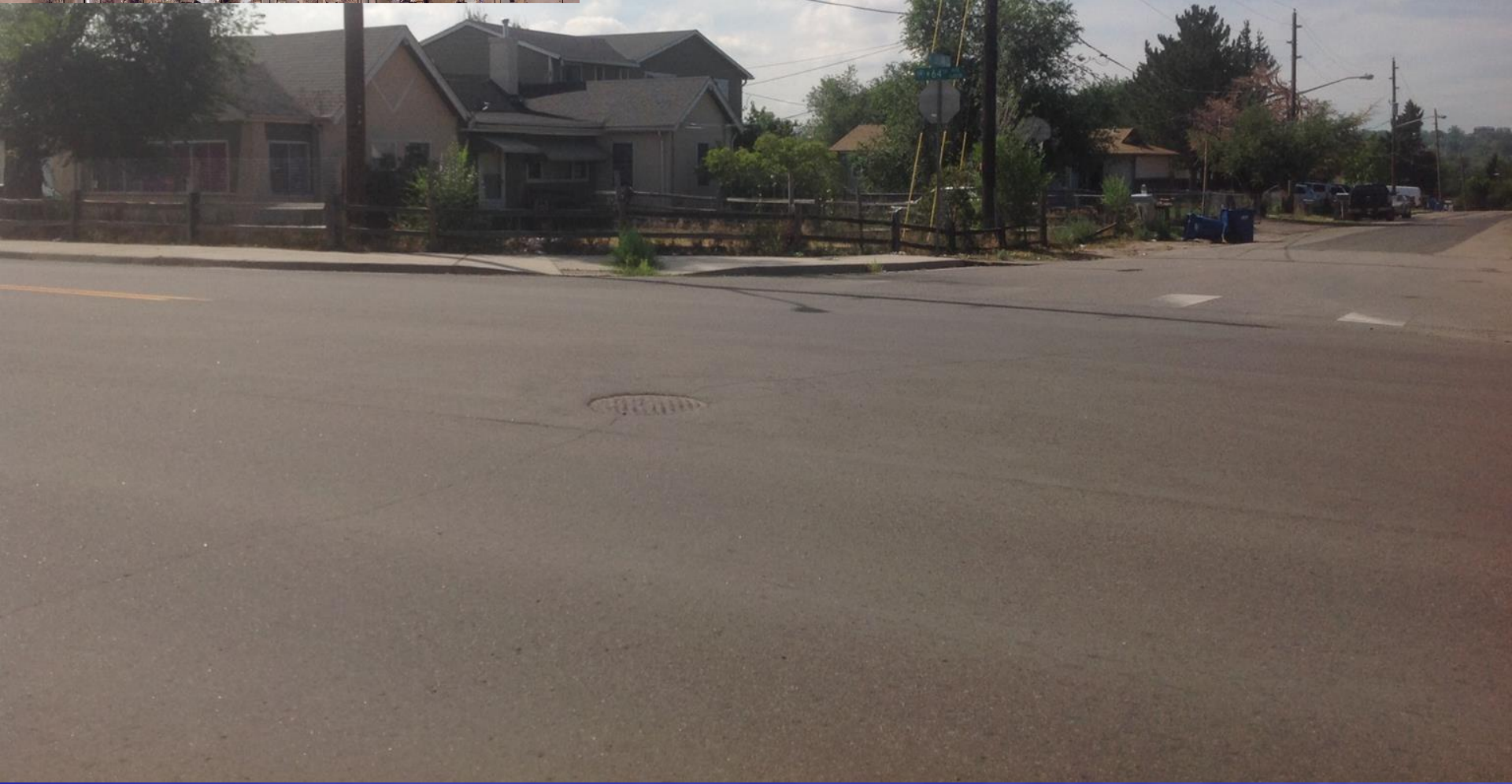
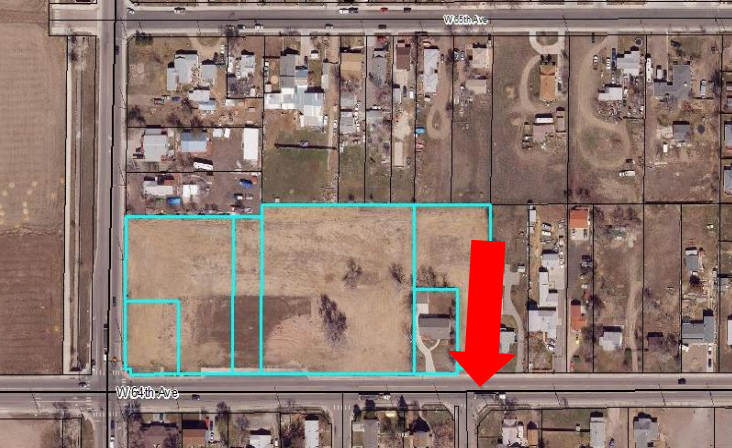
South on 64th Ave.



North on 64th Ave.



South on 64th Ave.



SW on 64th Ave.





North on Lowell Blvd.



South on Lowell Blvd.



PC UPDATE

- Considered on August 10, 2017
 - Recommended unanimous approval
 - Commended applicant for acquiring additional land
- Discussion
 - Dog park maintenance
 - Lighting plan
- Public Testimony:
 - Improve drainage along W. 64th Ave.

Recommendation

Staff recommends **Approval** based on 27 Findings-of Fact, **1 Condition**, and 1 note.

Conditions:

- 1.** No construction or building permits shall be issued until all required collateral associated with the SIA is provided and approved by County staff.

Open Space

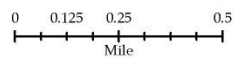
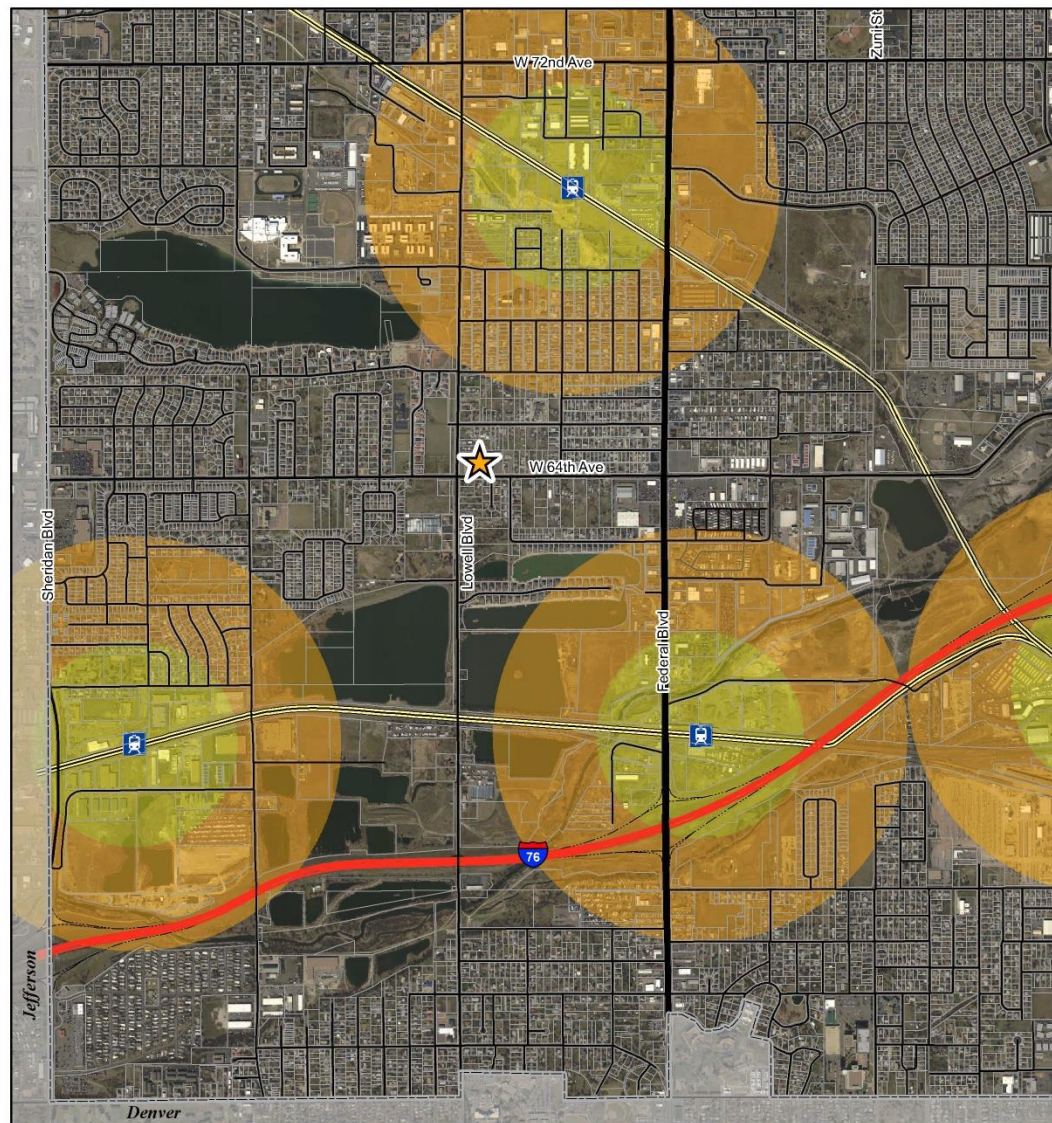


Open Space



Open Space





- ★ Baker Elementary
- ⓧ FasTrack Stations
- FasTracks
- FasTrack Station Buffers**
 - 1/2 Mile
 - 1/4 Mile
- ▭ Adams County Boundary

Baker Maps RTD FasTrack Stations



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www.adcogov.org/gis
Date: 11/10/2015