


Rocky Mountain Rail Park

PRC2019-00012

NW Corner of U.S. Highway 36 & Petterson Road

September 1, 2020

Board of County Commissioners Public Hearing
Community and Economic Development Department
Case Manager: Nick Eagleson



Requests

1. Final Plat

- Create 11 lots and 11 tracts

2. Final Development Plan

- Establish the Rocky Mountain Rail Park Planned Unit Development

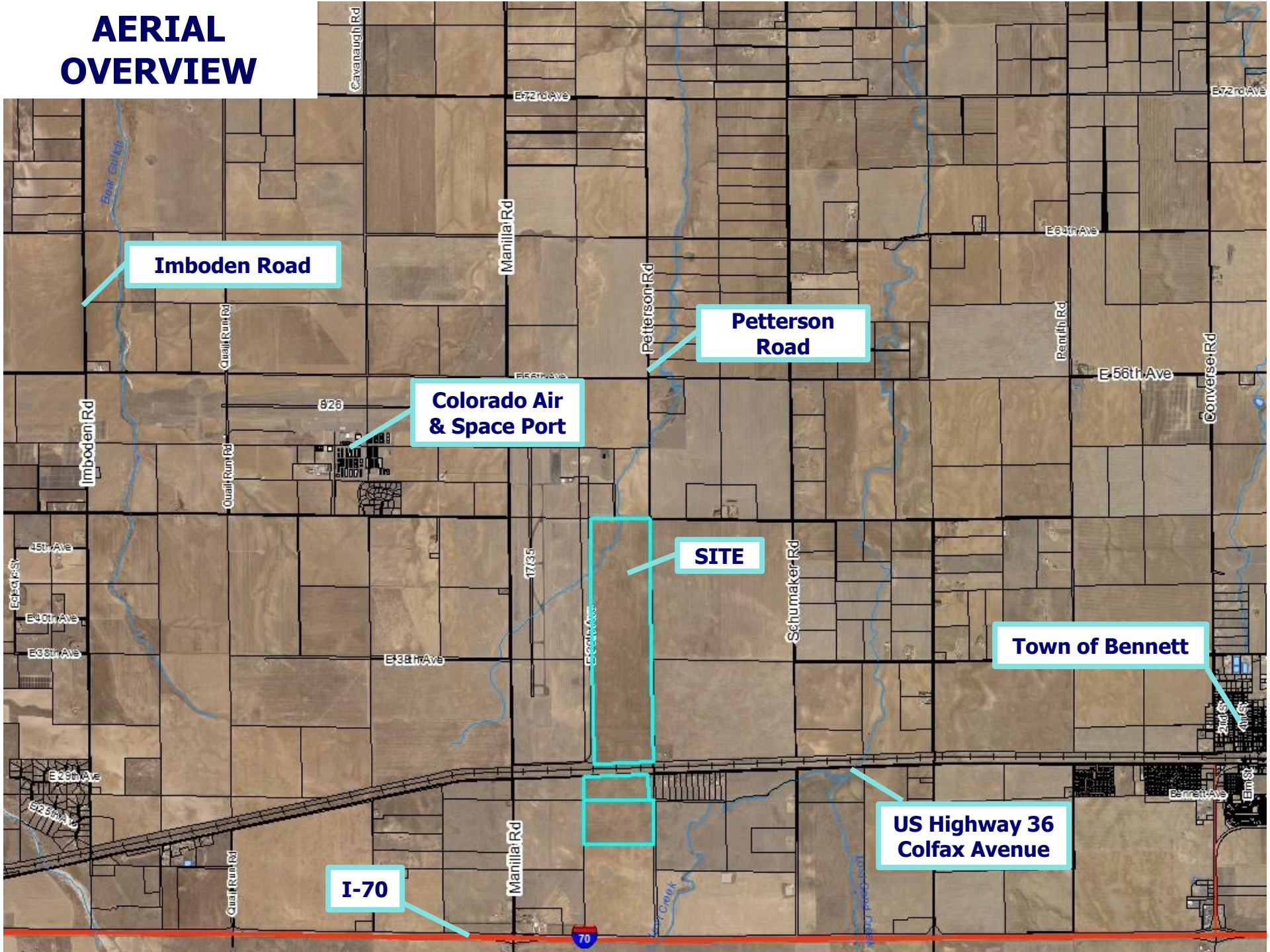
3. Master Development Agreement

4. Waiver from Subdivision Design Standards

Background

- Proposal for industrial business park utilizing railroad infrastructure
- Uses will range from commercial to light and heavy industrial
- Approximately 620 acres
- May also serve supporting businesses for Colorado Air and Space Port

AERIAL OVERVIEW



Imboden Road

**Colorado Air
& Space Port**

**Petterson
Road**

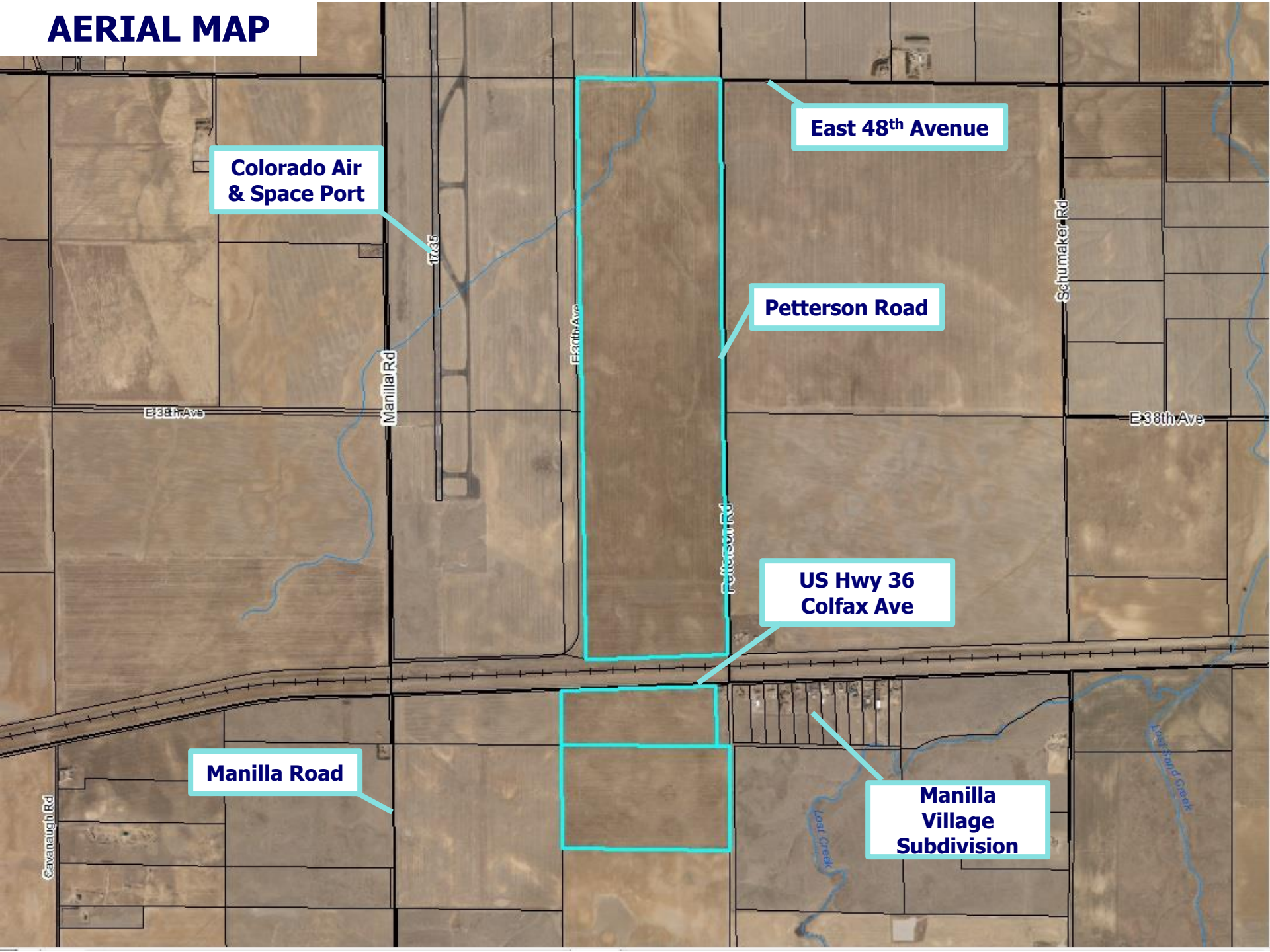
SITE

Town of Bennett

**US Highway 36
Colfax Avenue**

I-70

AERIAL MAP



**Colorado Air
& Space Port**

East 48th Avenue

Petterson Road

**US Hwy 36
Colfax Ave**

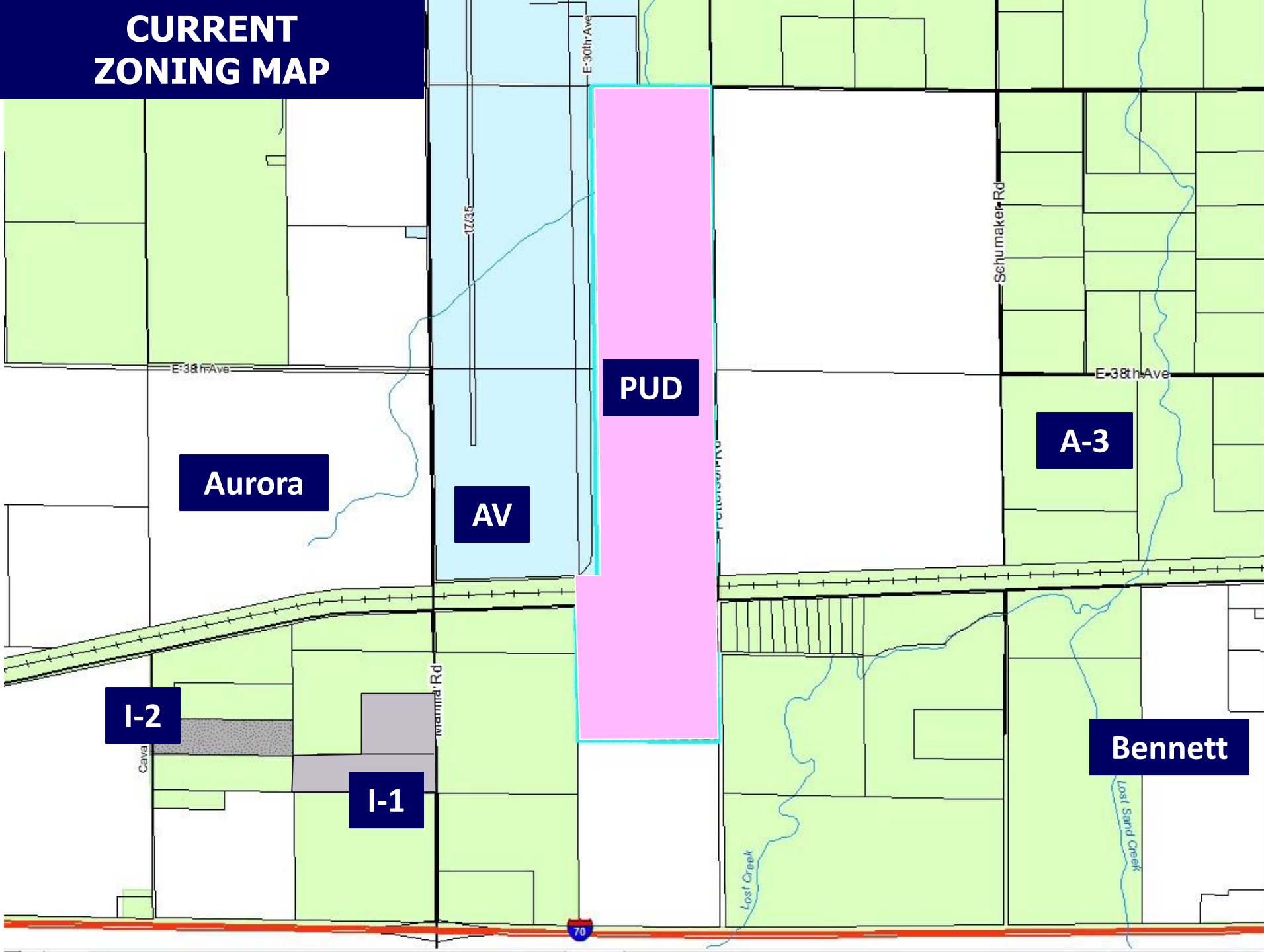
Manilla Road

**Manilla
Village
Subdivision**

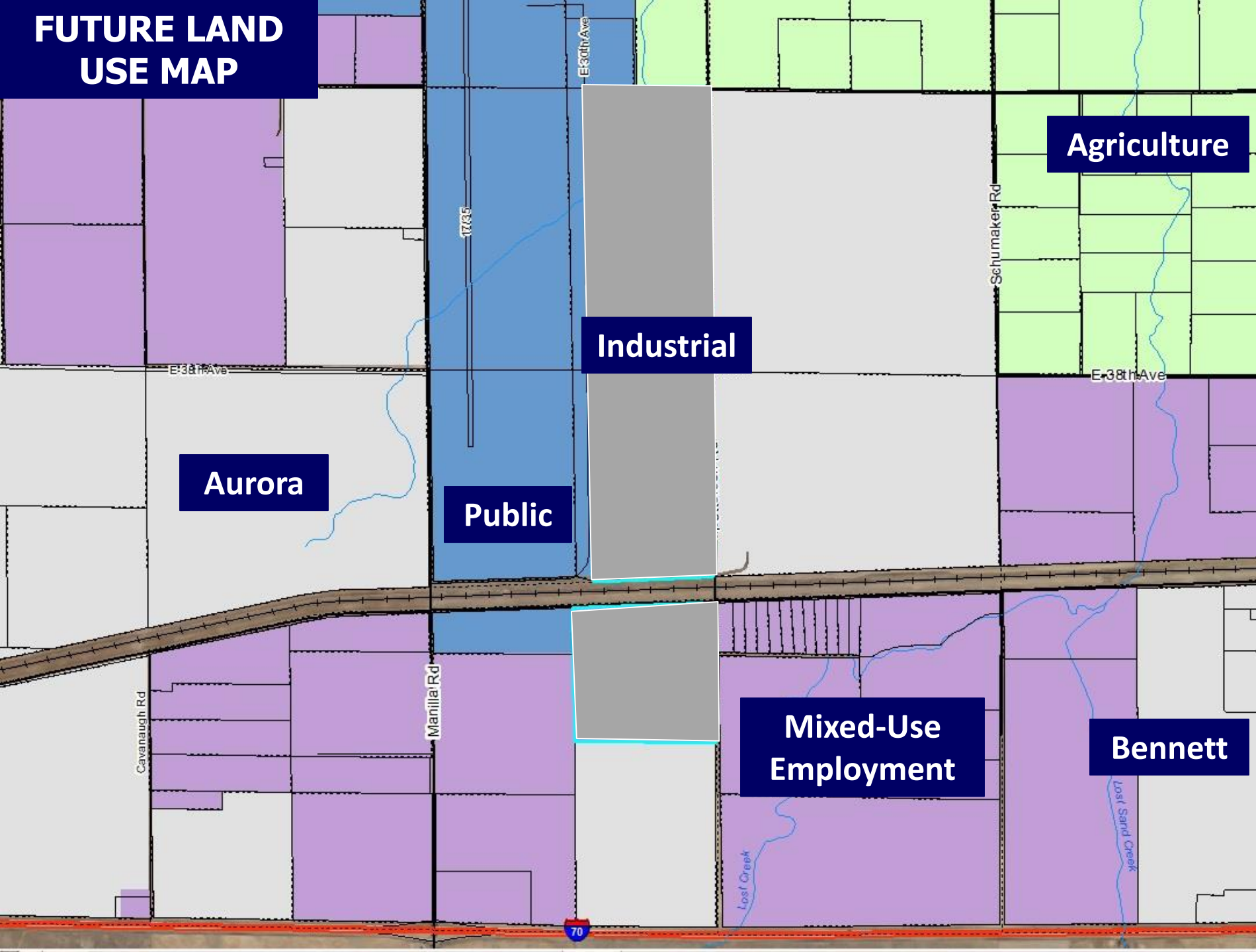
Background

- Previous Requests and Approvals:
 - Comprehensive Plan Amendment to change the future land use designation from Mixed-Use Employment to Industrial.
 - Zoning map amendment to change the zoning designation of the property to Planned Unit Development (PUD).
 - Preliminary Plat
 - Preliminary Development Plan
 - Board of County Commissioners approved all four requests on June 18, 2019.

CURRENT ZONING MAP



FUTURE LAND USE MAP



Criteria for Approval (Final Plat)

Section 2-02-19-04-05

- Consistent with Approved Preliminary Plat
- Conformance with Subdivision Standards
- Adequate Water Supply
- Adequate Sewage Disposal System
- Identify Geologic and Topographic Concerns
- Adequate Drainage
- Incorporating Infrastructure

Criteria for Approval (Final Development Plan)

Section 2-02-10-04-05

- Conformance to Comprehensive Plan
- Conforms to PUD Standards
- Consistent with Approved PDP
- Construction Plans Meet Standards

Master Agreement

- Framework for Development of the Site
 - Addresses the manner and timing of the completion of improvements.
 - Responsibility for payment of the costs of improvements associated with the development.
- Subsequent SIA's will be provided for future lots within the development, which will come before BOCC for approval.
- If any triggered improvements are to be dedicated to another jurisdiction, then the County shall not issue a lot development permit until after Developer has submitted materials to regulating jurisdiction.

Master Agreement

- County shall not issue a Certificate of Occupancy for the development until the regulatory jurisdiction has accepted the triggered improvements.
- County Staff has reviewed the MA and confirmed the proposed agreements are in compliance with the Development Standards and Regulations.

Criteria for Approval

(Waiver from Subdivision Design Standards)

Section 2-02-17-05

- Extraordinary hardships or practical difficulties result from the strict compliance with these standards and regulations.
- The purpose of these standards and regulations are served to a greater extent by the alternative proposal.
- The waiver does not have the effect of nullifying the purpose of these standards and regulations.

Staff Analysis

- Changes to Final Plat from the approved Preliminary Plat
 - Additional access from Petterson Rd. to internal drive
 - Minor changes to lot dimensions
 - Changes to size and location of Tracts
- Development Plan Changes
 - Use chart previously had some uses listed as Special Review (SR). That has now been changed to Conditional (C) and will need to go through the Conditional Use Permit process
 - Hazardous Waste Treatment Facility
 - Paint and Enamel Manufacturing
 - Fossil Fuel Manufacturing
 - Soft surface trail along western edge of property has been removed

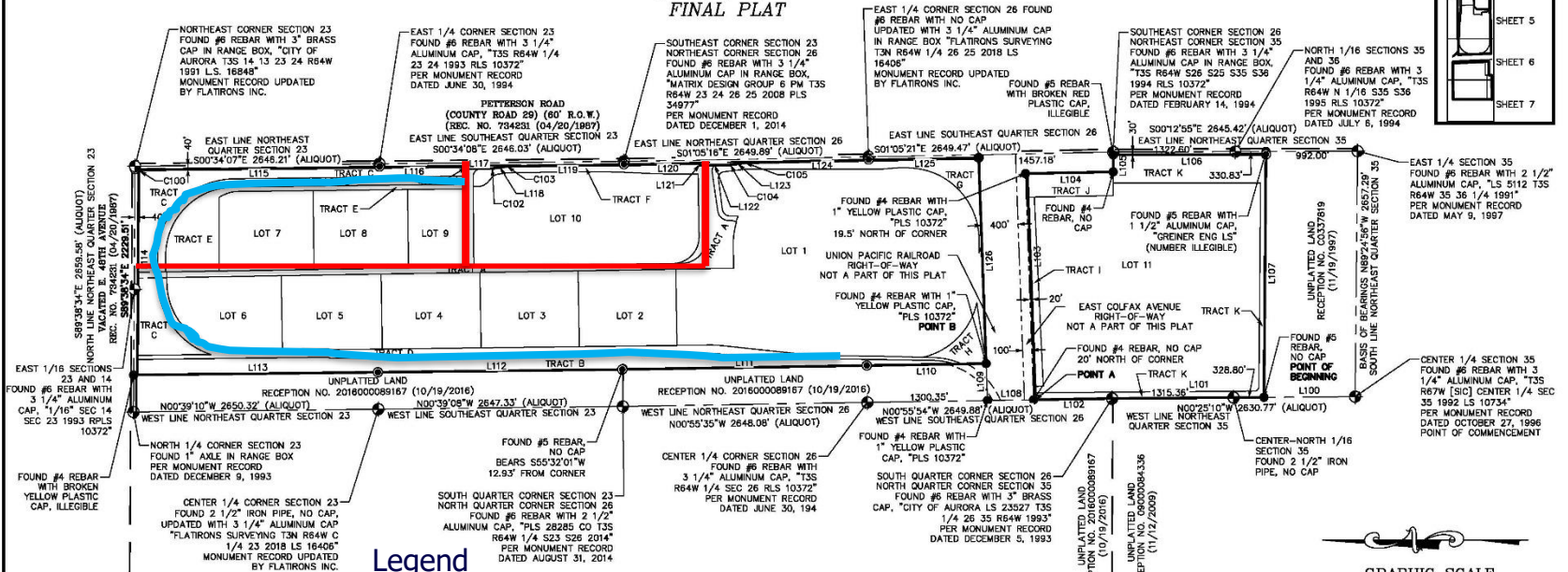
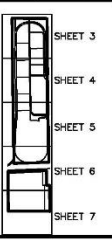
ROCKY MOUNTAIN RAIL PARK FILING NO. 1

PRC2019-00012

LOCATED IN THE EAST HALF OF SECTION 23, THE EAST HALF OF SECTION 26 AND THE
NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

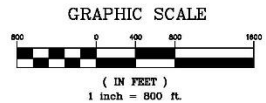
SHEET 2 OF 7
FINAL PLAT

Key Map



Legend

- Tract A – Internal Drive
- Tract D – Future Rail Line



TRACT	AREA	OWNER	DEDICATION	MAINTENANCE	USE
LOT 1	131.55	RAIL LAND COMPANY, LLC		OWNER	PUD
LOT 2	19.86	RAIL LAND COMPANY, LLC		OWNER	PUD
LOT 3	19.86	RAIL LAND COMPANY, LLC		OWNER	PUD
LOT 4	19.86	RAIL LAND COMPANY, LLC		OWNER	PUD
LOT 5	20.00	RAIL LAND COMPANY, LLC		OWNER	PUD
LOT 6	19.86	RAIL LAND COMPANY, LLC		OWNER	PUD
LOT 7	19.86	RAIL LAND COMPANY, LLC		OWNER	PUD
LOT 8	19.86	RAIL LAND COMPANY, LLC		OWNER	PUD
LOT 9	12.49	RAIL LAND COMPANY, LLC		OWNER	PUD
LOT 10	54.56	RAIL LAND COMPANY, LLC		OWNER	PUD
LOT 11	121.59	RAIL LAND COMPANY, LLC		OWNER	PUD
SUB TOTAL LOT AREA (AC)	460.42				
TRACT A	15.34	RAIL LAND COMPANY, LLC	RM/RPMD	RM/RPMD	ACCESS, DRN, LA, OS, U
TRACT B	27.96	RAIL LAND COMPANY, LLC	RM/RPMD	RM/RPMD	DRN, LA, OS, U
TRACT C	24.13	RAIL LAND COMPANY, LLC	RM/RPMD	RM/RPMD	DRN, LA, OS, U
TRACT D	25.35	RAIL LAND COMPANY, LLC	RM/RPMD	RM/RPMD	OWNER
TRACT E	12.82	RAIL LAND COMPANY, LLC	RM/RPMD	RM/RPMD	DRN, LA, OS, U
TRACT F	6.50	RAIL LAND COMPANY, LLC	RM/RPMD	RM/RPMD	DRN, LA, OS, U
TRACT G	9.78	RAIL LAND COMPANY, LLC	RM/RPMD	RM/RPMD	DRN, LA, OS, U
TRACT H	3.62	RAIL LAND COMPANY, LLC	RM/RPMD	RM/RPMD	DRN, LA, OS, U
TRACT I	3.66	RAIL LAND COMPANY, LLC	RM/RPMD	RM/RPMD	DRN, LA, OS, U
TRACT J	5.44	RAIL LAND COMPANY, LLC	RM/RPMD	RM/RPMD	DRN, LA, OS, U
TRACT K	18.46	RAIL LAND COMPANY, LLC	RM/RPMD	RM/RPMD	DRN, LA, OS, U
SUB TOTAL TRACT AREA (AC)	153.39				
TOTAL					

*RM/RPMD = ROCKY MOUNTAIN RAIL PARK METRO DISTRICT
R.C. LLC = RAIL LAND COMPANY, LLC

LINE #	LENGTH	DIRECTION
L100	986.62	N00°25'10"W
L101	1644.15	N00°25'10"W
L102	828.46	N00°55'54"W
L103	2448.56	N87°55'30"E
L104	928.60	S01°04'32"E
L105	184.56	S89°44'09"E
L106	1653.32	S00°12'55"E
L107	2630.74	N89°31'58"W
L108	520.07	N00°55'54"W
L109	400.10	N87°55'30"E
L110	1292.35	N00°55'54"W
L111	2646.15	N00°55'37"W
L112	2647.33	N00°39'08"W
L113	2603.27	N00°39'07"W

LINE #	LENGTH	DIRECTION
L114	2196.82	S89°38'33"E
L115	2584.22	S00°34'06"E
L116	923.12	S00°34'07"E
L117	268.06	S00°34'07"E
L118	147.82	S08°23'52"E
L119	1258.36	S00°34'07"E
L120	821.89	S00°55'16"E
L121	20.00	S89°12'16"W
L122	324.35	S01°05'16"E
L123	148.79	S08°12'46"E
L124	1331.48	S01°05'16"E
L125	1191.75	S01°05'20"E
L126	2222.37	S87°55'30"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C100	35.76	23.00	89°04'27"	S45°06'20"E	32.26
C101	35.13	23.00	87°30'29"	S43°11'07"W	31.81
C102	15.99	117.00	7°48'45"	S04°29'00"E	15.97
C103	11.34	83.00	7°48'45"	S04°29'00"E	11.33
C104	14.55	117.00	7°07'30"	S04°39'01"E	14.54
C105	10.32	83.00	7°07'30"	S04°39'01"E	10.31

Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP
- FLATIRON SURV 16406"
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- LOT AND/OR TRACT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE

Overall Boundary

Flatirons, Inc.
Surveying, Engineering & Geomatics
www.FlatironsInc.com

3825 IRLS AVE. STE. 305
BOULDER, CO 80501
PH: (303) 443-7001
FAX: (303) 443-9830

JOB NUMBER:
18-71,096
DATE:
08/17/2020
DRAWN BY:
M. VOYLES
CHECKED BY:
BO/JZG/JK/ETB

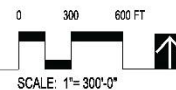
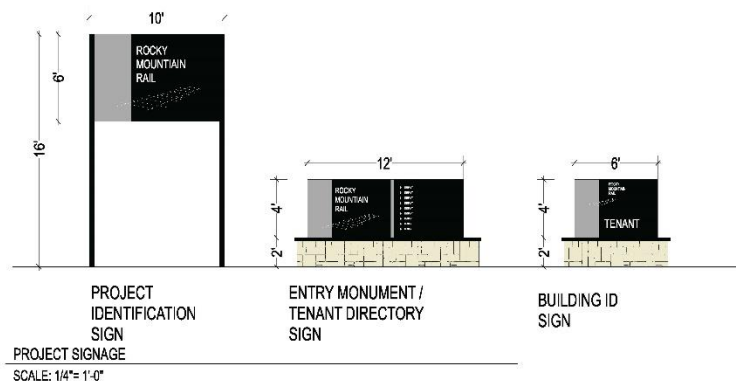
Open Space, Active Recreation, and Parkland Dedication

- Required to provide 30% Open Space in all PUDs
 - PDP provided 162.5 acres of open space
 - FDP is proposing 175 acres
 - Minimum of 10% of each lot required to be open space
- 25% of Open Space is required to be Active Recreation
 - PDP provided 43.1 acres
 - FDP proposes 47.2 acres
 - Interior detached pathways, covered picnic areas, perimeter pathways around detention areas
- Standards and Regs require regional park dedication or cash-in-lieu.
 - Developer is proposing to pay cash-in-lieu for 30.97 acres, which totals \$1,539,798
 - Pursuant to DSR, applicant is requesting a phased approach in four payments. This is outlined within the Master Agreement



NOTE:

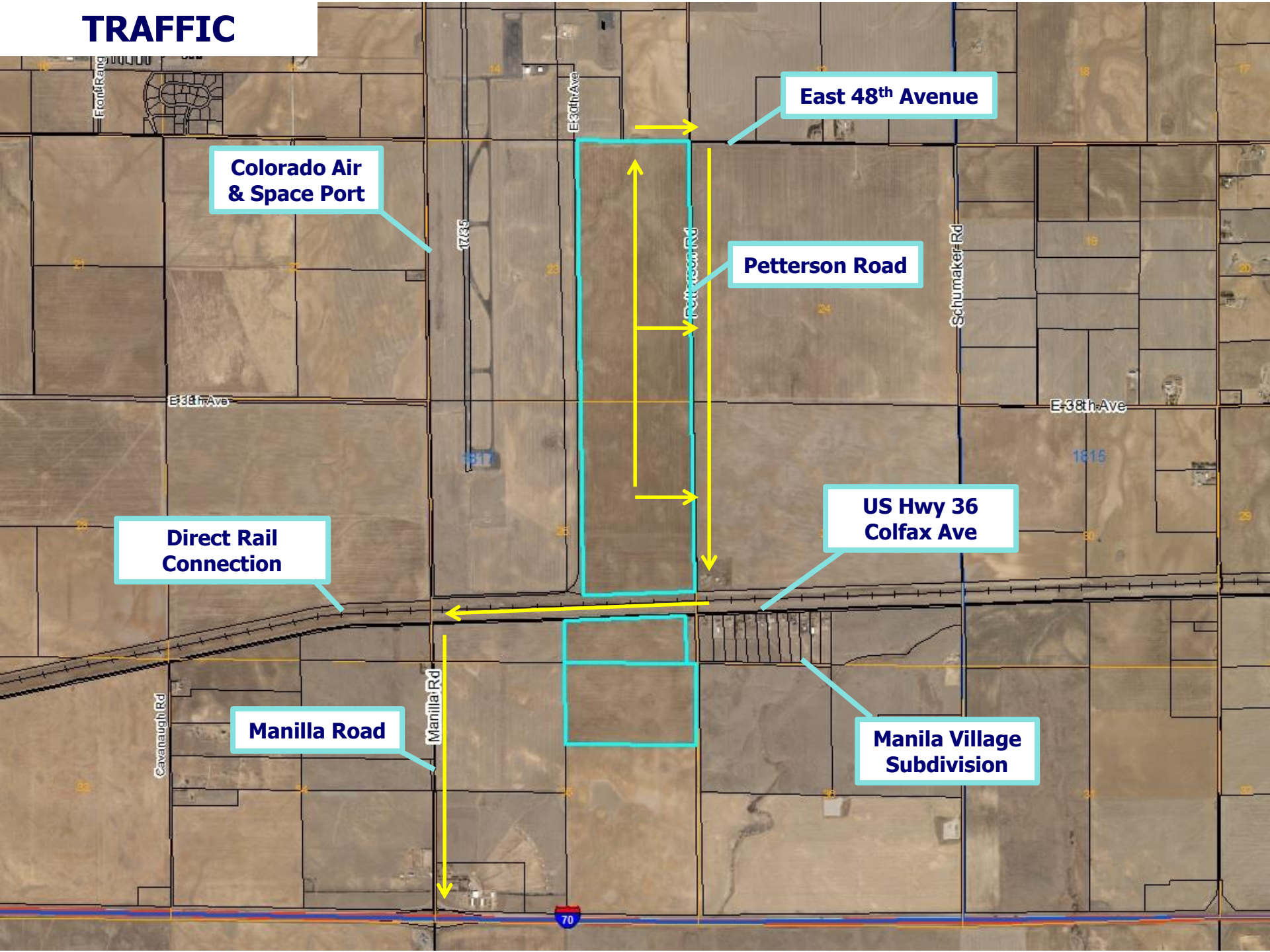
1. ALL PERIMETER LANDSCAPE TO BE INSTALLED AND MAINTAINED BY ROCKY MOUNTAIN RAIL PARK METRO DISTRICT.
2. ALL TREES & SHRUBS TO HAVE PERMANENT AUTOMATIC IRRIGATION SYSTEM. NATIVE SEED MAY HAVE TEMPORARY SYSTEM TO ACHIEVE ADEQUATE ESTABLISHMENT.



Proposed Zoning Standards

- Loading Areas, Trash Enclosures, & Outdoor Storage
 - Consistent with DSR for I-2 standards
- Architectural Design
 - Massing Breaks every 100-150 feet
 - Building Height
 - 90 Feet for Occupied Structures
 - 150 Feet for Unoccupied Structures
- Setbacks
 - Front (along central private road): 40 feet
 - Side: 20 feet
 - Rear: 20 feet

TRAFFIC



**Colorado Air
& Space Port**

East 48th Avenue

Petterson Road

**Direct Rail
Connection**

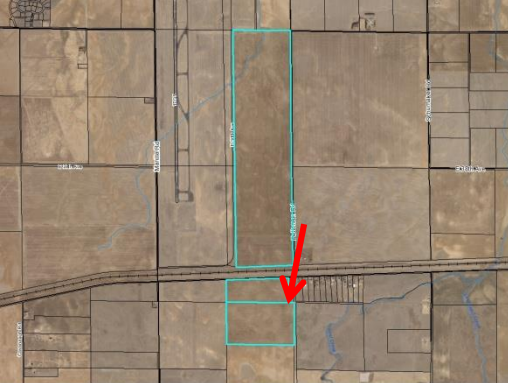
**US Hwy 36
Colfax Ave**

Manilla Road

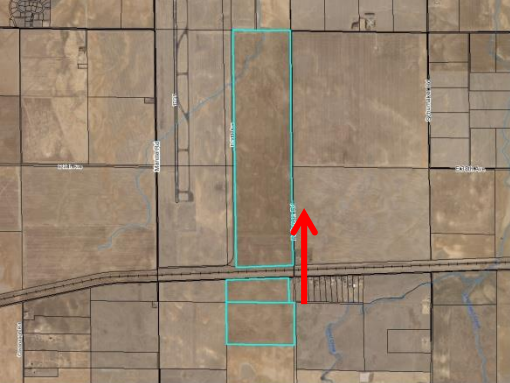
**Manila Village
Subdivision**

Services

- Served by Approved Metro District
 - Water
 - Sewer
 - Open Space Management
 - Private Road Management
 - Drainage Facility Management







Referral Period

Public Notice

Notices sent*	# of Comments Received
35	2*

* Property owners and residents within 2,640 ft were notified

Public Comments

- Drainage concerns and mosquito abatement
- Traffic
- Infrastructure improvements

Referral Agencies

- City of Aurora
 - Applicant will be required to go through Aurora's process, as identified within the MA.
- CDOT
 - Applicant has worked on requirements for entitlement
 - Will need to work with CDOT on access permits when taking any access from State Hwy 36.
- Mile High Flood District (MHFD)
 - Applicant will need to work with MHFD on Crooked Creek improvements
- Colorado Div. of Water Resources
- Colorado Dept. of Public Health & Environment
- Colorado Div. Parks & Wildlife
- Colorado Geological Survey
- Xcel Energy
- Bennett Watkins Fire

Recommendation

Rocky Mountain Rail Park

PRC2019-00012

Staff recommends **Approval** of the Rocky Mountain Rail Park FDP, Final Plat, Waiver from Subdivision Design Standards and Master Agreement based on 14 Findings-of-Fact, 5 Conditions, and 1 Note.

Recommended Conditions of Approval

1. The applicant shall work with Adams County Facilities and Fleet Management Department on a “through the fence” agreement for future access from the Colorado Air and Space Port to a developable lot along the western edge of the Rocky Mountain Rail Park site. Any future agreement would go to the Board of County Commissioners for approval.
2. The applicant shall work with Adams County Facilities and Fleet Management on a potential agreement for the rail spur, located on Adams County Property, just outside the southwest portion of the site. If an agreement cannot be made, RMRP will need to come up with an alternative solution for the spur, which does not include going through Adams County property.
3. For any future development along the western edge of the Rocky Mountain Rail Park site, screening shall be provided to mitigate the impact between the site and the Colorado Air and Space Port. The applicant shall also provide an acceptable landscape plan for each lot being developed, prior to any issuance of a building permit.

Recommended Conditions of Approval

4. Any development proposed to be greater than 90 feet in height shall work with the Colorado Air and Space Port, as well as the FAA, to ensure any height requirements are met.
5. All Subdivision Improvement Agreements required by the Master Development Agreement shall include the installation of all Open Space and Active Recreation areas directly adjacent to the subject lot(s).

Recommended Note to the Applicant:

1. The applicant shall adhere to all fire, animal, health, zoning, and building codes