

WESTERN ENGINEERING CONSULTANTS,

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Inc LLC

February 19, 2020

Town of Keenesburg
140 S. Main St
Keenesburg, CO 80643

RE: KAUFFMAN SOUTHWEST PARCEL ZONING SUBMITTAL NARRATIVE

Dear Town Staff,

Please find the attached Zoning Application and supporting documents for the Kauffman Southwest Parcel Zoning Submittal.

This letter is intended to serve as the Project narrative (Annexation Item #08).

General Information and Brief Project Description:

Owner: Kauffman Brothers Limited Partnership
Mark Kauffman authorized as the agent /representative
8616 WCR 63 Keenesburg, CO 80643

Civil Engineer: Western Engineering Consultants inc, LLC
127 South Denver Ave.
Fort Lupton, CO 80621
720-685-9951
Chadwin Cox PE
303-913-7341

Land Surveyor: American West Land Surveyors
331 South 4th Avenue
Brighton, Colorado 80601
303-659-1532
Curtis Hoos PLS

Traffic Engineer: Sustainable Traffic Solutions
823 West 124th Drive
Westminster, Colorado 80234
303-589-6875
Joe Henderson PE PTOE

Geotechnical Engineer: Soilogic
4350 Highway 66
Longmont, Colorado 80504
970-535-6144
Wolf Von Carlowitz PE, Darrel DiCarlo PE

Electrical Engineer: To Be Determined

Drainage Engineer: Western Engineering Consultants
127 S. Denver Avenue
Ft. Lupton, Colorado 80643
303-913-7341
Chadwin Cox PE

Location of Site: Adjacent to WCR 398 and 120 feet north from intersection of County Road 63 and WCR 398, Weld County.

Total Site Area: 7.91 Acres (412,218 sf)

Total Build-out Area: 3 Lots are proposed (1.5 ac, 2.25 ac, and 2.25 ac)

TDB by lot
TBD

Building area at buildout
Landscaping

COMPREHENSIVE PLAN:

The current Land Use Plan for this property and the adjacent north and east properties as Industrial. This proposal to is Zone as Industrial. See figure 1.

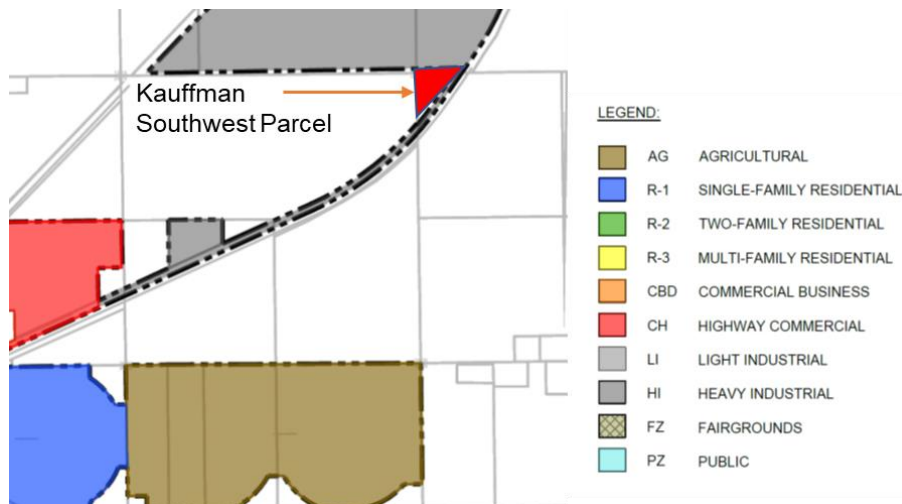


Fig. 1

ZONING DISTRICT:

Current zone is Agricultural. Proposed Zone is Light Industrial (LI)

DENSITY:

The maximum density will be determined during Site design and review. Each lot is expected to have an Office/Shop building, gravel access/parking yard, and on site Wastewater Treatment System (OWTS).

DIVERSITY:

The proposed industrial lot size are limited in Town – the Applicant believes this project will bring further diversity to the Town of Keenesburg.

ADJACENT ADLAND USES:

To the west lies agricultural farm ground, to the North is agricultural farm ground, to the South is WCR 398, and to the east agricultural and to the Northeast and industrial complex (Discovery Midstream Gas Plant). North and east are planned as Industrial per the Town's Land Use plan.

CONNECTIVITY:

The property is directly connected to the Town and it's frequently traveled locations via WCR 398.

PUBLIC OPEN SPACE:

Not applicable.

ROADWAY NETWORK:

The Town has existing roadways to the east and west. A new local industrial roadway ROW will be dedicated as part of the parcel development.

TREATMENTS TO ROADWAYS

None expected at this time – see attached Traffic Letter for anticipated demands. It is expected the Subdivision Improvement Agreement and/or Development Agreement will define the terms for acceleration/deceleration and/or turn lanes if demands exceed acceptable thresholds.

LOT LAYOUT:

One 1.5 acres lot and two 2.25 acres lots are proposed for Southwest Parcel.

LOT INTERFACE WITH ROADWAYS:

Each lot within Southeast parcel will be connected direct to Carol Drive which will be directly connected to WCR 398.

LOT SIZE DIVERSITY:

Since this is an industrial subdivision there is no significant diversity proposed here-in-however each lot will be individually developed so they will have diversity from each other.

SETBACKS:

The setbacks are 30 feet front and rear and 10 feet each side.

LOT SIZES ENHANCING STREETCAPE:

Lot sizes vary from just over 1.5 acres to approximately 2.25 acres. Each adjacent lot will include independent landscape designs that complement WCR 398 road corridor. Currently no streetscape is proposed along the Town standard Industrial road cross section beyond native drought resistant grasses in the 4 foot area between back of the 8 foot walk and right of way boundary.

COMMON AREAS:

Currently none are proposed with this overall subdivision plan. This development is not large enough nor part of a larger development where Common Areas would be appropriate.

FENCING:

All site fencing is proposed to be handled by each individual lot owner in accordance with Town regulations. Screened fence (metal sided) will be required for the perimeter of any equipment parking (expected to be in the rear – eastern portion of each lot) with exception to the front (west) where screening will occur between the side fencing and/or building.

AMENITIES, ENTRIES, CONNECTIVITY, ARCHITECTURAL & LANDSCAPE DESIGNS FOR EACH LOT

The current amenities include proposed street, utility, lighting, grading and drainage improvements necessary to develop the infrastructure needed for lot specific development. Each Light Industrial lot development will be individually designed (drought resistant landscape included). **No architectural features are proposed with this public infrastructure phase for the Overall Subdivision.**

IRRIGATION SYSTEM

Each lot will be required to have its own irrigation system (if necessary – current expectation is to be drought resistant Xeriscape). It is expected each lot will include varying levels of xeriscape as well to be compliant with modern water wise methodology.

POTABLE WATER:

Potable water exists in adjacent WCR 398. The Town water system will be extended into the proposed public right of way proposed as Carol Drive.

ADEQUATE POTABLE WATER:

Pursuant to the Pre-Application meeting – Town of Keenesburg adequate water is said to not be an issue.

STORM WATER MANAGEMENT:

This project will detain stormwater as allowed by the Town of Keenesburg and State of Colorado. Currently a subdivision Infiltration Pond is proposed. Further investigation will be performed to confirm if a detained release can occur into WCR 398 right of way.

GAS AND ELECTRIC:

Electric is already adjacent to the property. It is unclear if gas exist.

WILL SERVICE LETTERS:

We have contacted South East Weld County Fire Rescue requesting service and a will serve letter.

SURVEYS:

The Site topography and boundary survey was provided by American West Land Surveyors in Brighton

6) Annexation Impact Questions

- a.) Soils Description See attached NRCS Soil data.
- b.) Known hazards None known to exist.
- c.) Preliminary Utility Plan Buried electric exists within WCR 398 right of way
Extension of Town Water main is proposed in the new ROW
Septic (OWTS)
It is unclear if gas exists in this area
No water rights are known to exist
- d.) Affidavit concerning water No water rights are known to exist
- e.) Statement on Community need Industrial “pad ready” parcels are in demand
- f.) Effect of annexation on Schools Effect unclear – a developed pad could attract new employees and said employees could commute or move into community.

SUBMITTAL & HOPEFUL PROJECT SCHEDULE:

Date:	Time/ location:	Event:	Notes:
February 19, 2020	1:00 p.m.	Submit Annexation documents	
April 15, 2020		Complete Annexation and Zoning approvals	

SPECIAL USE APPLICATION CHECKLIST:

The following is a summary of the checklist items:

- | | |
|---|-----------------|
| 1. Pre-Application Meeting | Held |
| 2. Zoning Application | Enclosed |
| 3. Site Plan (3 copies 11"X17" and 3 copies 36"X24") | Enclosed |
| 4. Written comments from Utilities companies | |
| 5. Electronic Copy | Enclosed |
| 6. Application Fees | Enclosed |
| 7. Cost Agreement | Enclosed |
| 8. Written Description of Proposal | This document |
| 9. Proof of Ownership | Enclosed |
| 10. 300 ft Report and envelopes | Enclosed |
| 11. Copy of any surface agreement with mineral interest | Enclosed Report |
| 12. Traffic Study | Enclosed |
| 13. Soils Report | Enclosed |

Please contact me with any questions or comments you may have on this proposed project!

Sincerely,



Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager

Encl. Annexation submittal documents