



## Request for Comments

Case Name: Todd Creek Village PUD, Metro District Office Amendment

Case Number: PUD2023-00016

September 26, 2023

The Adams County Planning Commission is requesting comments on the following application: **Major amendment to the Todd Creek Village Preliminary PUD to include the office location.** This request is located at 10450 E 159TH CT. The Assessor's Parcel Number is 0157110100005.

Applicant Information: Tony Dunning, West South Platte Water & Reservoir, Co. LLLP  
10450 E 159th Ct.  
Brighton, CO 80602

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [EGleason@adcogov.org](mailto:EGleason@adcogov.org) by **Wednesday, September 20, 2023 COB.**

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/current-land-use-cases](http://www.adcogov.org/current-land-use-cases).

Thank you for your review of this case.

Ella Gleason  
Planner II

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## **Project Narrative – PUD Major Amendment**

The subject property is located at 10450 E. 159<sup>th</sup> Court in Brighton, CO 80602 and is owned by West South Platte Water and Reservoir, LLLP (WSPWR). The existing single-story building and surface improvements serve as the administration building for the operations of Todd Creek Village Metropolitan District (TCVMD). The building is leased by TCVMD from WSPWR. TCVMD is the entity responsible for delivering water service to approximately 2,600 homes and businesses in northern Adams County and southern Weld County.

The PUD Major Amendment application is being requested to amend case number PUD2009-00001, also known as Creek View, by removing the subject lot (Parcel #0157110100005) from the greater PUD development. This amendment is the first step toward creating a legal parcel per County and State regulations. The next steps will be to amend the subdivision, case number PRJ2009-00005, with Rezoning Map Amendment and Minor Subdivision - Final Plat applications to follow.

### **Existing Improvements**

The existing single-story building, constructed in 2009, is 4,544 square feet and contains four offices, a reception area, a cubical/conference area, a break room, and a 4-bay garage. The existing site improvements include an access drive off E. 159<sup>th</sup> Court on the west side of the site, curb, gutter and sidewalk, a parking area, and a stormwater detention pond at the northeast corner of the site serving Brighton Fire Station 55, which is located on the north side of E. 159<sup>th</sup> Court.

### **Proposed Improvements**

No site improvements are being requested with this application. Any future site improvements will be requested through a separate land use application once the property has been legally subdivided.

### **Utilities**

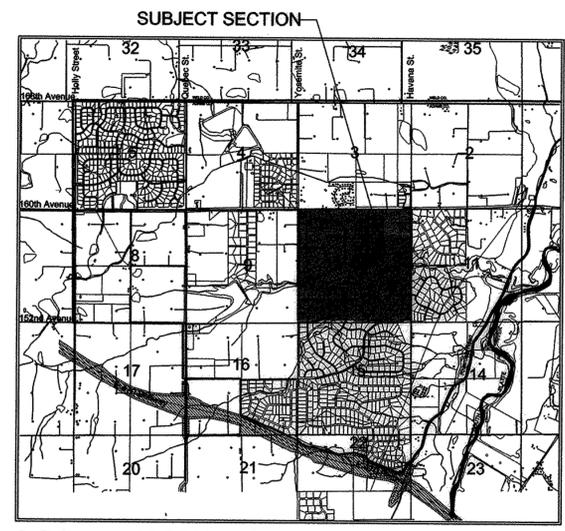
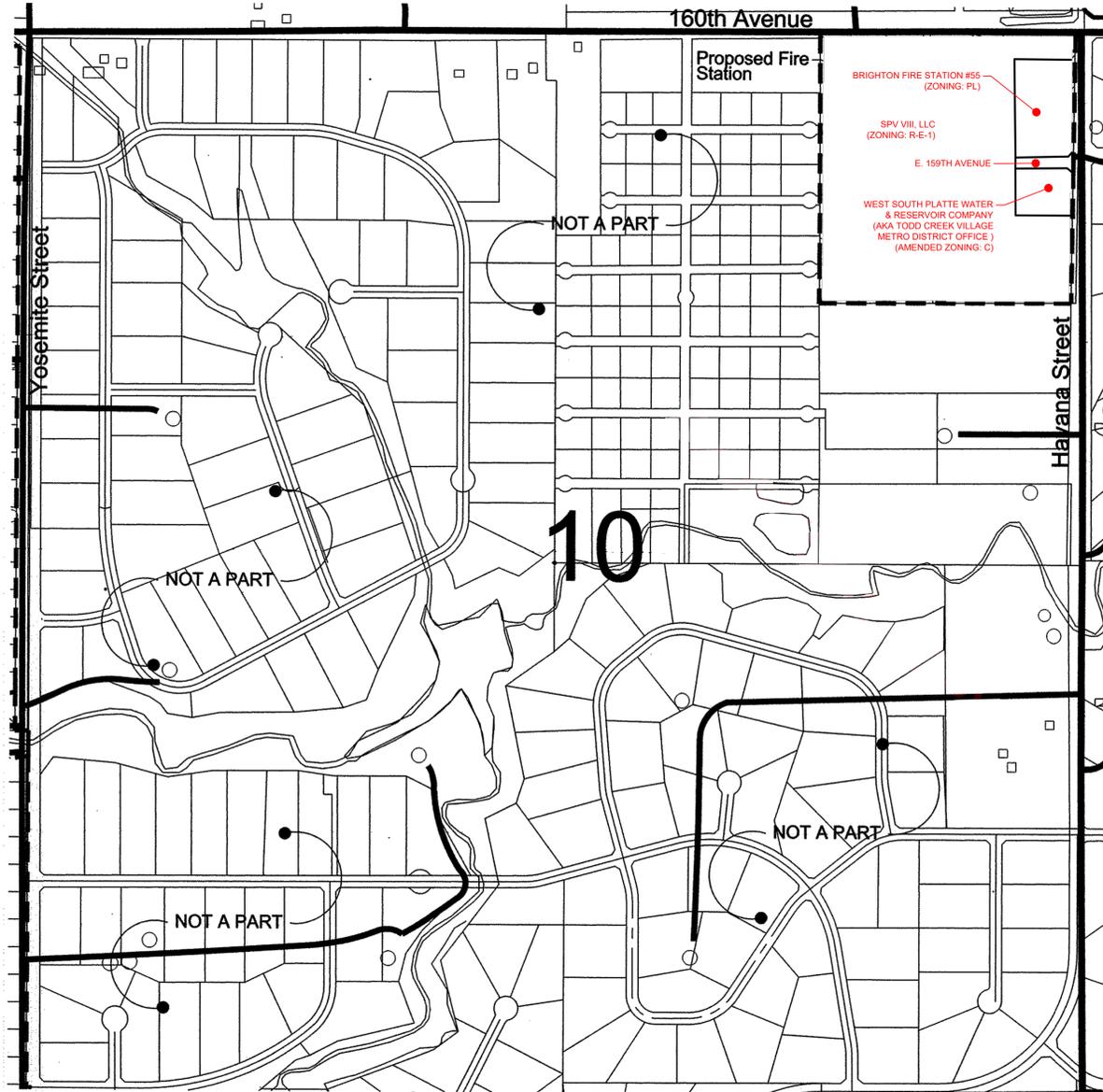
The existing building currently utilizes an on-site wastewater treatment system (Tri-County Health Department Permit #20059647). When available, the building will be connected to the Metro Water Recovery District's Todd Creek sanitary sewer interceptor for sanitary sewer service. The sanitary sewer provider will be TCVMD.

Potable water is provided by TCVMD.

### **Drainage**

Stormwater from the subject property currently drains undetained to an existing regional detention pond southwest of, and adjacent to, the property.

# TODD CREEK VILLAGE PRELIMINARY PUD PLAN AMENDMENT

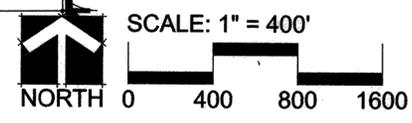


**LOCATION MAP**  
SCALE: 1"=4,000'

- LEGEND:**
- PROPOSED COLLECTOR STREET LOCATION
  - 10** SECTION NUMBER
  - R-E** PROPOSED ZONING FOR PARCEL
  - POTENTIAL SCHOOL SITE
  - POTENTIAL LOCATION OF SCHOOL AND/OR OPEN SPACE PARCELS
  - 10.03 ACRES** APPROXIMATE ACREAGE OF PARCEL

**NOTE:**  
Final road location and design are subject to review by C-DOT and others.

**SECTION 10 SUMMARY**  
 PL @ .79 DU/AC = 3.00 AC  
 R - E - 1 @ 2.0 DU/AC = 37.04 AC



Revisions:  
 No. \_\_\_\_\_ Date: \_\_\_\_\_  
**REVIEW SET**  
**NOT FOR CONSTRUCTION**  
 08/31/23

These drawings are instruments of service provided by Northern Engineering Services, Inc. in any type of construction unless signed and sealed by the employ of Northern Engineering Services, Inc.

**N**  
**NORTHERN ENGINEERING**  
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 northernengineering.com  
 FORT COLLINS, CO North Hoades Street, Suite 100, 80521  
 GREELEY, CO 8th Street, 80631

PROJECT: 1904-C02	DATE: AUG. 31, 2023	SCALE: 1" = 400'	P. MANAGER: B. Curtis
DESIGNED BY: M. Fostlen	DRAWN BY: M. Fostlen		

TODD CREEK VILLAGE PUD AMENDMENT  
 SECTION 10  
 AMENDED LAND USE & ZONING MAP

DRAWING FILENAME: P:\1904-C02\Drawings\1904-C02\_L10\_T0\_Preliminary PUD.amxd LAYOUT NAME: 3 DATE: Sep 05, 2023 - 2:25pm CAD OPERATOR: mfozair  
 LIST OF SHEETS: [NES=none]