



Community Development
500 South 4th Avenue
Brighton, Colorado 80601
303-655-2059 (Phone and Facsimile)
www.brightonco.gov

Feb 3, 2025

William Zerkus
Dewberry J3
2011 Cherry Street
206

Louisville, CO 80027
[REDACTED]

Application Type: Pre-Application Conference (PAC)
Case File Number: 1589444

Re: Summary Letter of Pre-Application Conference Comments for the Willard Property Development Application

Dear William Zerkus:

Thank you for scheduling and attending a Pre-Application Conference with the City of Brighton for Willard Property Development. The comments from staff are in the attached report as well as the processes needed to move your project forward in the official review process. There may be other documents attached for your reference within Geocivix. Please note that although staff reaction may be favorable at the time of the Pre-Application Conference, the final recommendation may change due to information unavailable to the staff or applicant at the initial meeting.

Cordially,
Amanda Diaz
City of Brighton Community Development Department
303-655-2059

Open Issues: 14

Addressing

General Issues

14. Advisory Comment

City of Brighton Henry Krichbaum 1/30/25 8:25 AM Pre-Application Conference Workflow - 1	Please note for future applications. When in city limits Weld County Road 4 is named East New Energy Drive. Also note that if the existing structures are to remain as part of this development. Address changes will be required to conform to the city's addressing system as those houses still use county addresses.
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Brighton - Parks and Recreation

[Willard PAC Exhibit.pdf](#) [1 redline] (Page 1) [1] Layout1

2. Cloud+ B

City of Brighton Ryan Smith 1/24/25 8:17 AM Pre-Application Conference Workflow - 1	A trail will be required here
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Brighton Fire Rescue District

General Issues

7. Information Only

Brighton Fire Rescue District Brighton Fire 1/28/25 7:48 AM Pre-Application Conference Workflow - 1	See attachment regarding Fire Department input on new construction. 2021 IFC Planning and Development Requirements.pdf [Ver. 2] [Edited By Brighton Fire]
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Landscape and Irrigation Plans

[Willard PAC Exhibit.pdf](#) [1 redline]

3. Landscape Plan Submittal

City of Brighton Ryan Smith 1/24/25 8:18 AM Pre-Application Conference Workflow - 1	Ensure a digital copy of the landscape plans are included in the next applicable submittal.
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4. Irrigation Plans Submittal

City of Brighton Ryan Smith 1/24/25 8:18 AM Pre-Application Conference Workflow - 1	When appropriate, please provide irrigation plans for review to ensure plant material is receiving irrigation.
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General Issues

10. Development Resources

City of Brighton Amanda Diaz 1/29/25 3:59 PM Pre-Application Conference Workflow - 1	The City's website has a page that contains links to many helpful development resources: http://www.brightonco.gov/1146/Development-Resources
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12. Research Information

City of Brighton Amanda Diaz 2/3/25 8:52 AM Pre-Application Conference Workflow - 1	Preliminary Application Conference Date: 01/29/2025 Proposed Development Name: Willard Property Development Annexed: Weld County Annexation Annexation Agreement: None Zoned: 2 parcels as A/R and 1 parcel as PUD (Industrial) Comp Plan Designation: 2 parcels as agriculture and 1 parcel as industrial Subdivision Plat: N/A Development Agreement: N/A Typical/approximate time-frames for various subject entitlement processes are as follows: Planned Development (PD): 6-8 months Subdivision Plan: 6-8 months Final Plat: 3-4 months Site Plan: 4-6 months Please note that time frames given are generic in nature and can be largely impacted by the quality of submittals and the responses to comments. Time frames given are presuming that the Applicant is taking less than 3 weeks to get back to City Staff after each round of review. Generally, the public hearing process is in addition to the given time frames. Concurrent applications should use the longer of the submittals for estimation purposes. Planning Process Identification and Order: 1.) Rezone to Planned Development (Public) 2.) Subdivision Plan (Public) 3.) Final Plat (Administrative) 4.) Site Plan (Administrative) Please see attached checklist(s) and template(s) for the identified process(es). Rezoning to a planned development and subdivision plan can run concurrently at the applicant's risk. The final plat and site plan cannot be submitted until final approval has occurred for the subdivision plan. The final plat and site plan can be run concurrently at the applicant's risk. City Staff in attendance at the meeting: Amanda Diaz (Planning), Shannon McDowell (Planning), Jon Waines (Planning), Kim Bauer (Building), Elizabeth Bednarcik (Brighton Fire Department), Noe Martinez (Public Works), Drew Huisken
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(Utilities), Rachel Mertens (Utilities- Stormwater).

Applicants in attendance: Sue Sibel, William Zerkus, Kylie Provost, John Prestwich

General Discussion Notes: Discussion started with clarifying questions to further understand the scope of the project. Applicant inquired about conducting the platting process administratively. This would not be possible since there is right-of-way that would have to be dedicated for this development. Want to gain a further understanding of the process, public meetings required, and water/sewer connection for this site.

Overview of Desired Use/Proposal:

- A data center with several 300,000 square foot buildings, a switch station to power the data centers, and substation. Applicant will be purchasing all three parcels and the homes on the property will be demolished.

Planning (Current & Long Range):

- 1403 Architectural Inventory survey will have to be completed for the homes and submitted with the PD application, with a review conducted by our historic preservation planner

- Planned Development (PD) would be utilized to classify the use within a zoning framework, but other regulations in the PD should follow the Land Use and Development Code as closely as possible.

-Please note, a neighborhood meeting is required for a Planned Development. The requirements on how to conduct a neighborhood meeting is located in Article 2.01(D) in the Land Use and Development Code (LUDC).

- Landscape requirements: Please review the landscaping requirements within the Land Use and Development Code Article 8- Landscape & Site Design Standards.

- Architecture Requirements: For building design standards including but not limited to; massing, modulation, and transparency please review Article 6- Non-residential Design Standards within the Land Use and Development Code (LUDC).

- Xeric landscaping is required moving forward.

- As-Builts (civil and architectural): Need to be approved before Certificate of Occupancy.

Public Works (Streets & Traffic):

- Access Points: Would prefer only one access point on WCR 4, but if the switching station and data center are on separate lots there could be two access points. If two access points are preferred, the distance between the two access needs to abide by the Public Works Standards and Specifications.

- Needed Roadway Improvements: West side of N 50th would have to be constructed. A meeting between Brighton's Public Works team, Lochbuie's Public Works team, Community Development, and the applicant team should be coordinated to come to an agreement over the cross-section design of N 50th. This is because Lochbuie classifies this roadway as arterial, and Brighton classifies it as a collector. Long term maintenance of the roadway would have to be determined as well since its located between two municipalities. Additionally, WCR4 would have to be constructed as well.

-Traffic impact study is required.

-Percent of traffic that would travel to the intersection of Baseline and N 50th would have to be provided within the traffic impact study.

Utilities - Stormwater/Drainage/Environmental:

- Use of low impact development (25% of new impervious surface needs to be tributary to low impact development - Rain garden, sand filter, green roofs, grass swales, etc.).
- Drainage toward the southeast corner of the property would be the most viable.
- Tie stormwater drainage into the South Beebe system.

Utilities - Water & Sewer:

- Please see attached maps for nearby service locations.
- A utility memo is required showing the number of fixtures, anticipated demand, and recommended tap size based on the anticipated demand. If there is an existing tap indicate what that tap size is and if it is sufficient. Irrigation demand shall also be included.
- Cooling system technology is of concern, if using a water looping system, the recycling rate would have to be provided to understand the percentage of wastewater (if any).
- Sewer: Option #1, if the wastewater flows are minimal, then connecting to the development toward the south (8" PVC) into Lochbuie's wastewater system. Please note, there is no flow data on the Homestead network. This development would be required to have flow meters to record historical flows and understand the remaining capacity of the system. Option #2, if wastewater flows are high, then connecting onto the 12" DIP further to the south on N 50th and Baseline would be a more viable option.
- Water: Could loop into the 12" High Zone Water Line to the south of the parcel in the Homestead neighborhood. Depending on water use and feasibility, could loop in the 20" High Zone Water Line on WCR31. Please note, this 20" High Zone Water Line is not constructed yet.
- Internal looping would be required on the site, parallel to where the future 10" trail is currently proposed.
- Prefer two connections to water, but this would depend on the water demand from the water resources report.

Utilities - Water Resources:

- A water resources report will be required to determine water demand for the use.
- Water dedication will be required in the form of water shares unless the need qualifies for fee-in-lieu as described in the City's water dedication requirements.

Parks & Recreation:

- Needed trail and sidewalk connections: A 10' trail is currently planned to go through the largest proposed parcel. If needed, the trail could be re-routed, but this would have to be discussed with Parks & Recreation as well as Lochbuie.

Building:

- Provide information regarding HVAC system.
- Require stamped plans.
- Provide information for the foundation of the buildings.
- 2021 series of IBC.

Fire:

- Required to provide listed products (UL listing).
- Need to have proper suppression systems.
- Internal roadways would have to be designed per code for emergency vehicles.
- Emergency egress would be required.
- Notification of hazardous material is required (flammable liquids/gases).

Economic Development:

- Please contact Aaron Herrera at with any questions.

Historic Preservation:

- Since the homes on the parcels will be demolished a 1403: Architectural Inventory Survey will be required.

Fees:

- Please note that applicable fees will be determined at the time of Building Permit and a general list can be accesses via this link:

<https://www.brightonco.gov/1218/Adopted-Fee-Regulations>

Permits:

- Please note that the included processes outlined above are for the Planning Stage. Permits with the Building Division will follow and are outlined in summary via this link:

<https://www.brightonco.gov/222/Permitting>

[[Ver. 2](#)] [Edited By Amanda Diaz]

Pre-Application General Notes

General Issues

11. Pre-Application General Notes

City of Brighton
Amanda Diaz
1/29/25 4:00 PM
Pre-Application
Conference Workflow -
1

- Submittals must be received by the City by Tuesday at 5:00 PM in order to be eligible to start the review cycle on Wednesday of the same week. Submittals received after the Tuesday deadline will wait until the following Tuesday.
- Comments and discussion at the Pre-Application Conference (PAC) are preliminary in nature. Public improvement obligations and requirements such as roadway improvements, trails, the extension of utilities, and required stormwater facilities may be determined at a later date in the entitlement process.
- Please reference the Land Use & Development Code for information concerning application processes and all development standards (i.e. parking, landscaping, design, buffering, etc.) as not all may have been discussed in the PAC.
- City staff requires notification if any legal counsel is to be present at any future meetings.
- Please note that uploaded plans and documents not following the naming conventions established in the Checklist and Plan Template Instructions may be considered incomplete applications and returned for corrections.
- The project will be referred out to applicable City departments and external agencies for review. A comment summary letter will be delivered via email from the IDT System to the applicant in 3.5 weeks for the initial review and 2.5 weeks for any subsequent review.
- Only complete submittals containing all necessary documents (unless specifically waived by the Planning Division) will be processed.
- Planning and engineering review fees will be applied for each round of review based on City staff or consultant review time.
- Submittals for Building Permit applications will not be accepted for review until a DRC approval letter has been issued by the Planning Division (this includes ESC - Erosion and Sediment Control).
- **ALTHOUGH STAFF REACTION MAY BE FAVORABLE AT THE TIME OF THE PRELIMINARY APPLICATION MEETING, THE FINAL RECOMMENDATION MAY CHANGE DUE TO INFORMATION UNAVAILABLE TO THE STAFF OR APPLICANT AT THE INITIAL MEETINGS.**

Notes to Applicant: The City of Brighton utilizes external engineering consultants for development review and the applicant bears all costs associated with the development review. Per the current Adopted Fee Schedule, the cost to the applicant for each development review will be 10% above the actual cost of consulting services. Comment letters and redline plans for each review will be released upon payment of applicable fees.

Public Works Streets Advisory Comment

General Issues

9. Advisory Comment

City of Brighton Noe Martinez 1/29/25 9:28 AM Pre-Application Conference Workflow - 1	Provide the required submittals for review: • Street profiles with cut sections and typical sections. • Traffic Impact Study or Conformance Memo with narrative, summary, and supporting data. • Geotechnical report with pavement design. • Demolition plan showing existing and demolition. • Signage and Plan w/ sight triangles. • Conceptual Public (& Private if applicable for private roadways) ROW Lighting plan. Provide the following details: • Survey Monuments (M&S Standards) • Curb Ramps • Pavement cross section (base course, scarified subgrade, thickness pavement) • Signage details • Access detail • Sidewalk detail • Project specific details Additional Considerations: • Underground conduit • Traffic signals • Box culverts integrated within roadway • Median details • ROW Refer to the City of Brighton Standards and Specifications and the adopted Master Transportation Plan for additional information. 1. http://www.brightonco.gov/1014/Public-Works-Standards-and-Specification 2. http://www.brightonco.gov/943/2016-Transportation-Master-Plan
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Stormwater

General Issues

1. General Comments

City of Brighton Rachel Mertens 1/22/25 3:26 PM Pre-Application Conference Workflow - 1	Projects proposing modifications to the exterior of a property that increases the impervious area of the property are required to perform a drainage analysis in conformance with the City of Brighton Municipal Code and Brighton Standards Section 800.00. • A project that increases the impervious area by 10,000 square feet is required to detain onsite. • A project that disturbs over an acre is required to implement a permanent device that treats for water quality. • Commercial, industrial, and multi-family sites will be required to implement low impact development (LID) as directed by the department Director to treat 25% of the new impervious area being added to the site.
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Streets - PAC Questions

General Issues

13. Streets - PAC Questions

City of Brighton Noe Martinez 1/29/25 4:09 PM Pre-Application Conference Workflow - 1	The following additional comments apply: • Access points must be reviewed by the City for compliance during design phase • Public Improvements include the build-out of section adjacent to this property along 50th Ave and CR 4 to the Collector configuration. • Jurisdiction coordination is required with the Town of Lochbuie to ensure proper design and configuration is determined by both jurisdictions.
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Utilities

General Issues

5. Utilities Map

City of Brighton Drew Huisken 1/27/25 9:17 AM Pre-Application Conference Workflow - 1	A City of Brighton Utilities Map has been provided under the Documents Tab in IDT.
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6. Utility Memo

City of Brighton Drew Huisken 1/27/25 9:18 AM Pre-Application Conference Workflow - 1	At the time of site plan, a utility memo is required showing the number of fixtures, anticipated demand, and recommended tap size based on the anticipated demand. Irrigation demand shall also be included.
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8. Water Main Extension

City of Brighton Drew Huisken 1/28/25 10:05 AM Pre-Application Conference Workflow - 1	It is City staff's understanding that a residential development to the west of this property is also planned. A 20-inch PVC water main extension on WCR 31 from Baseline Road to the future residential access road south of WCR 4 looping through the currently proposed development may be requested by Brighton staff. Exact connection points and water line sizing may vary. Please refer to the uploaded Utilities map for potential design alternatives.
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Redaction Log

Total Number of Redactions in Document: 1

Redaction Reasons by Page

Page	Reason	Description	Occurrences
1			1

Redaction Log

Redaction Reasons by Exemption

Reason	Description	Pages (Count)
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