



Community Development

500 South 4th Avenue

Brighton, CO 80601

303-655-2072

www.brightonco.gov

Jul 31, 2025

Sue Sibel
Dewberry J3
2011 Cherry Street
206

Louisville, CO 80027

Application Type: Pre-Application Conference (PAC)
Case File Number: 1798013

Re: Summary Letter of Pre-Application Conference Comments for the Silo - Willard Property - Subdivision Plan Application

Dear Sue Sibel:

Thank you for scheduling and attending a Pre-Application Conference with the City of Brighton for Silo - Willard Property - Subdivision Plan. 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,

Summer McCann

City of Brighton Community Development Department
303-655-2072

Open Issues: 11

Brighton Fire Rescue District

General Issues

2. Information Only

Brighton Fire Rescue District Brighton Fire 7/16/25 1:26 PM 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

[Application.pdf](#) [0 redlines]

4. Landscape Plan Submittal

City of Brighton Kyle Sylvester 7/18/25 8:21 AM Pre-Application Conference Workflow - 1	When landscaping is going to be implemented, please use drought tolerant/xeric species. Please use Brighton's recommended tree, shrub and perennial list as a guide. brightonco.gov/forestry
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[Silo Concept Plan 2025-06-27.pdf](#) [0 redlines]

6. Irrigation Plans Submittal

City of Brighton Ryan Smith 7/18/25 8:38 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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Pre-Application Conference Research

General Issues

9. Development Resources

City of Brighton Summer McCann 7/30/25 4:40 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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11. Research Information

City of Brighton Summer McCann 7/30/25 4:48 PM Pre-Application Conference Workflow - 1	Preliminary Application Conference Date: 7/23/2025 Proposed Development Name: Silo Annexed: 1991 Annexation Agreement: N/A Zoned: A/R and Willard Industrial PUD Comp Plan Designation: Agriculture and Industrial Subdivision Plat: N/A
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Development Agreement: N/A

Typical/approximate time-frames for various subject entitlement processes are as follows:

Planned Development: 6-8 Months

Subdivision Plan: 8-10 Months

Final Plat with Development Agreement: 5 Months

Site Plan(s): 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. Planned Development (Public) – Currently in Process
2. Subdivision Plan (Public)
3. Final Plat with Development Agreement (Administrative)
4. Site Plan(s) (Administrative)

Please see attached checklist(s) and template(s) for the identified process(es).

The Planned Development and Subdivision Plan can be reviewed concurrently at your own risk. The Planned Development must be approved before the Subdivision Plan is scheduled for public hearing. The Site Plan and Final Plat may also be reviewed concurrently but the Final Plat must be recorded before staff approval of the Site Plan.

City Staff in attendance at the meeting: Rachel Mertens (Utilities – Stormwater), Drew Huisken (Utilities), Noe Martinez (Public Works), Ryan Menard (Public Works), Summer McCann (Planning), Ryan Smith (Parks)

Applicants in attendance: Dustin Anderson, Will Zerkus, Sue Sibel

General Discussion Notes:

Overview of Desired Use/Proposal: The applicant would like to create 1-3 lots for a data center and associated accessory uses and infrastructure.

Planning (Current & Long Range):

- The applicant has a current Planned Development application in review. Staff is supportive of removing utility, roadway and grading detail from the PD but we would still like to see a conceptual plan for land uses. It will be important for Planning Commission and City Council to understand which uses are going where and how buffers/screening is being provided.
- Examples of recent PDs have been included but keep in mind that each PD is highly specialized to each site. Unfortunately, we do not have any recent Industrial PD examples that we can provide. Please reach out to Colton Guarini or myself for further questions related to the PD.
- If the Subdivision Plan was not included as a part of the original neighborhood meeting, then an additional one will need to be held prior to submittal.
- Staff is open to reviewing any proposed phasing plan prior to submittal. Please keep in mind that platting a single lot could result in another Subdivision Plan if applicant wishes to create more than 3 lots in the future.

- Staff reserves the right to enforce other appropriate requirements and regulations (Land Use and Development Code and City of Brighton Municipal Code) not specifically mentioned in these pre-app notes (please see link below for entire Municipal and Land Use Code)
<https://library.municode.com/CO/Brighton>

Public Works (Streets & Traffic):

- A Traffic Impact Study will be required if one does not already exist.
- At Subdivision Plan, we are primarily looking at public improvements but would like to see how internal circulation is being proposed for any private roadways.
- Staff highlighted the need for the applicant to complete the west half of 50th Ave past their southern property line and down to Jade Ave. The developer to the south will complete the west half south of Jade.
- PW staff is not opposed to alternatives to the northern sidewalk along New Energy Drive but would like to keep current alignment.
- Staff and the applicant discussed possible conflicts between current 50th Ave alignment and existing easements. Applicant will provide alternatives and easement language to staff for review.

Utilities - Stormwater/Drainage/Environmental:

- A drainage report will be required.
- Site will have to implement detention, water quality, and low impact development (LID).
- Site will have to conform to South Beebe's Master Drainage Plan.

Utilities - Water & Sewer:

- Please see attached maps for nearby service locations.
- Utilities has provided several suggested options in their attached map.
- At Subdivision Plan, we will need an understanding of how you're proposing to phase utility infrastructure.
- Tap memos will be required with each site plan submitted.

Utilities - Water Resources:

- This site will need to dedicate raw water.
- A water resource report will be required.
- Please contact water resources with any questions
 - Austin Creswell: 303-655-2239, ACreswell@BrightonCO.gov
 - Melissa Rice: 303-655-2127, Mrice@brightonco.gov
 - Lindsey Tocco: 303-655-2142, ltocco@brightonco.gov

Building:

- You may contact the building department with any questions at 1stop@brightonco.gov or call 303-655-2017.

Parks:

- Please reference plant list for good species in Brighton.
 - <https://www.brightonco.gov/1146/Development-Resources>
- A 10' trail is required to match what is south of the property. This is an extensive continuous trail network in the City so justification would be needed to shift the location.
- An 8' trail is required on the south side of New Energy Drive.

Fire:

- Please contact the Brighton Fire Rescue District for any questions. See contact below: Elizabeth Bednarcik Phone: 720.951.5951 Email: ebednarcik@brightonfire.org

Fees:

- Please note that applicable fees will be determined at the time of Building Permit and a general list can be accessed via this link:
<https://www.brightonco.gov/1218/Adopted-Fee-Regulations>
- City staff does not provide fee estimates.

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 Summer McCann]

Pre-Application General Notes

General Issues

10. Pre-Application General Notes

City of Brighton
Summer McCann
7/30/25 4:40 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 GeoCivix 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 may, in some cases, utilize 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

8. Advisory Comment

City of Brighton
Ryan Menard
7/24/25 11:25 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>

Additional Comment:

PAC only covered conceptual plan and minor discussion on access points. Proposed development will need further review as plan sets become available.

General Issues

3. General Comments

City of Brighton Rachel Mertens 7/17/25 3:47 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. Projects that drain to a regional pond are required to complete a conformance letter to the master drainage report for the property
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Trail

[Silo Concept Plan 2025-06-27.pdf \[0 redlines\]](#)

5. Trail

City of Brighton Ryan Smith 7/18/25 8:37 AM Pre-Application Conference Workflow - 1	10' trail is required in the gas easement for the length of the property. 8' trail is required on the north side of the property along county road 4.
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Utilities

General Issues

7. Utilities Map

City of Brighton Drew Huisken 7/23/25 7:47 AM Pre-Application Conference Workflow - 1	A City of Brighton Utilities Map has been provided under the Documents Tab in IDT. Given the complexity of the site and surrounding area, additional discussion of proposed adjacent water and sanitary sewer utilities is requested.
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Water Resources

1. Early Communication: Water Dedication/Fee-in-Lieu Requirements

City of Brighton Lindsey Tocco 7/16/25 8:51 AM Pre-Application Conference Workflow - 1	The Applicant will satisfy the water dedication requirement for the Property by dedicating to the City a sufficient number of acre-feet of water, as outlined in the Brighton Municipal Code. This must be done at the time of final plat—or at an earlier time, if the Code requires—and the water must be in a form the City accepts, at the City's sole discretion. Final plat approval will not move forward until this is complete. Given the length of the process, staff recommends beginning as soon as possible.
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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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