



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
303-441-3930 • www.BoulderCounty.gov

MEMO TO: County Health, and Parks Departments, FPD
FROM: Erica Bjelland, Planner I
DATE: January 19, 2024
RE: Re-referral for Site Plan Review application SPR-23-0087

This proposal is being re-referred due to updated information, including updated floorplans, traffic study, occupancy load, and narrative.

Docket SPR-23-0087: Reptar 1783 LLC Change of Use

Request: Site Plan Review for a change of use from lodging to marijuana processing and retail establishment and addition of a 1,200-square-foot grow shed on an approximately 2.67-acre parcel.
Location: 33247 Coal Creek Canyon Drive, Section 36, Township 1S, Range 72W
Zoning: Business (B) Zoning District
Owner/
Applicant: Reptar 1783 LLC

Site Plan Review by the Boulder County Community Planning & Permitting Director is required for new building/grading/access or floodplain development permits in the plains and mountainous areas of unincorporated Boulder County. The subject review process considers potential significant impact to the ecosystem, surrounding land uses and infrastructure, and safety concerns due to natural hazards.

The Community Planning & Permitting staff values comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department at P.O. Box 471, Boulder, Colorado 80306 or via email to planner@bouldercounty.org. All comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 303-441-3930 or email planner@bouldercounty.org to request more information.

IF YOU HAVE REPLIED TO THE ORIGINAL REFERRAL LETTER AND HAVE NO FURTHER COMMENTS, NO ACTION IS REQUIRED.

Please return responses to the above address by **February 7, 2024.**

We have reviewed the proposal and have no conflicts.
 Letter is enclosed.

Signed Name _____ Printed Name _____

Agency or Address _____

Date _____



Boulder County Land Use Department

Courthouse Annex Building
 2045 13th Street • PO Box 471 • Boulder, Colorado 80302
 Phone: 303-441-3930
 Email: planner@bouldercounty.org
 Web: www.bouldercounty.org/lu
 Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
 Tuesday 10 a.m. to 4:30 p.m.

Shaded Areas for Staff Use Only
Intake Stamp

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

Project Number		Project Name			
<input type="checkbox"/> Appeal <input type="checkbox"/> Correction Plat <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Location and Extent		<input type="checkbox"/> Modification of Site Plan Review <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Rezoning		<input type="checkbox"/> Road Name Change <input type="checkbox"/> Road/Easement Vacation <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Special Use/SSDP	<input type="checkbox"/> Special Use (Oil & Gas development) <input type="checkbox"/> State Interest Review (1041) <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Variance <input type="checkbox"/> Other:
Location(s)/Street Address(es) 33247 Highway 72					
Golden, CO 80403					
Subdivision Name Cedar-Ridge Estates					
Lot(s) Lot 20	Block(s)	Section(s) 36	Township(s) 1S	Range(s) 72	
Area in Acres 2.67	Existing Zoning Business	Existing Use of Property Lodging		Number of Proposed Lots 1	
Proposed Water Supply Well		Proposed Sewage Disposal Method Septic System			

Applicants:

Applicant/Property Owner Reptar 1783 LLC			Email spadilla2050@gmail.com	
Mailing Address 33247 Highway 72				
City Golden	State CO	Zip Code 80403	Phone 347-452-7927	
Applicant/Property Owner/Agent/Consultant Reptar 1783 LLC			Email spadilla2050@gmail.com	
Mailing Address 33247 Highway 72				
City Golden	State CO	Zip Code 80403	Phone 347-452-7927	
Agent/Consultant			Email	
Mailing Address				
City	State	Zip Code	Phone	

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner 	Printed Name Sarah Manocherian	Date 09/11/2023
Signature of Property Owner	Printed Name	Date

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.



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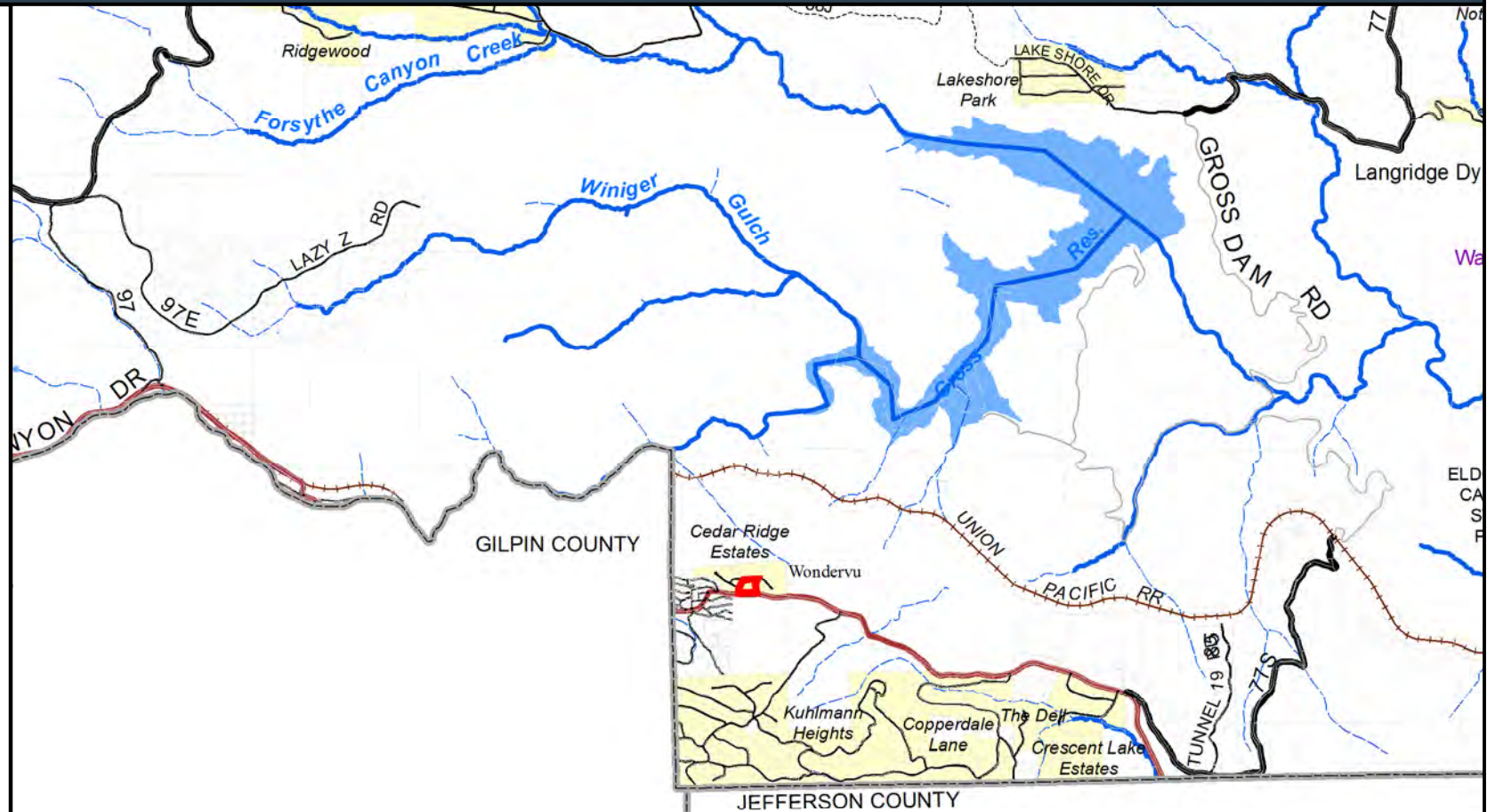
Vicinity

33247 COAL CREEK CANYON DR

Subject Parcel

Subdivisions

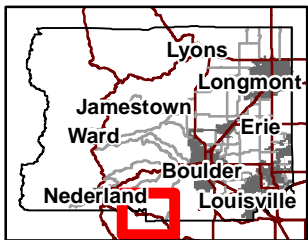
Subdivisions



0 0.35 0.7 Miles



Area of Detail Date: 2/4/2021



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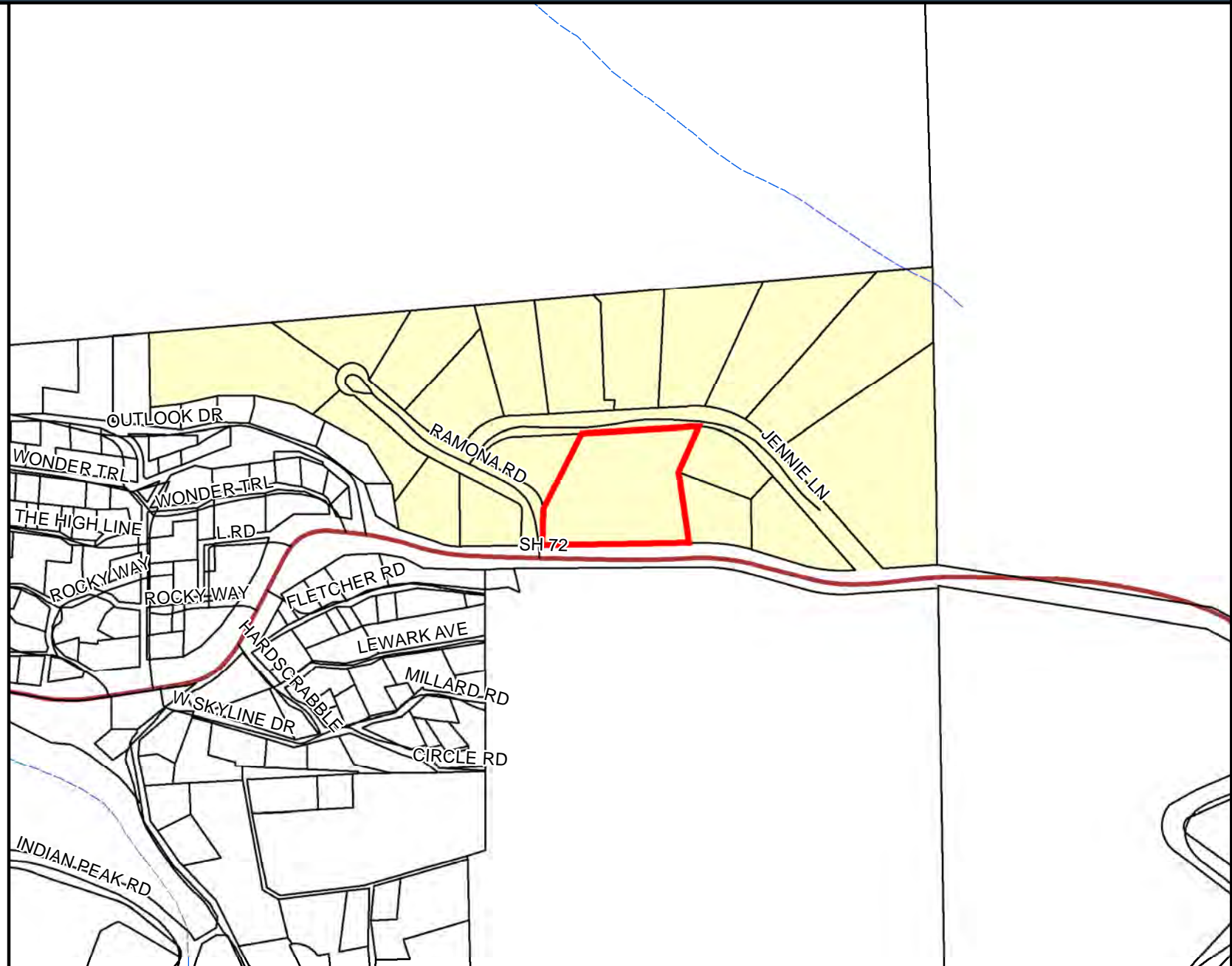
Location

33247 COAL CREEK CANYON DR

Subject Parcel

Subdivisions

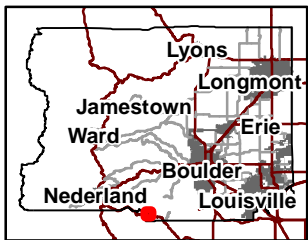
Subdivisions



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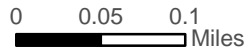
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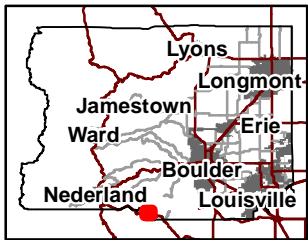
Aerial

33247 COAL CREEK CANYON DR

 Subject Parcel



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Aerial

33247 COAL CREEK CANYON DR

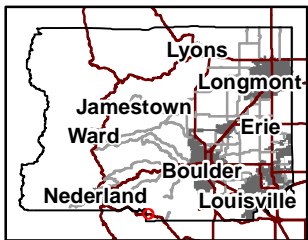
 Subject Parcel



0 0.005 0.01 Miles



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SH 72

SH 72



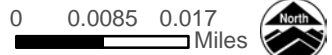
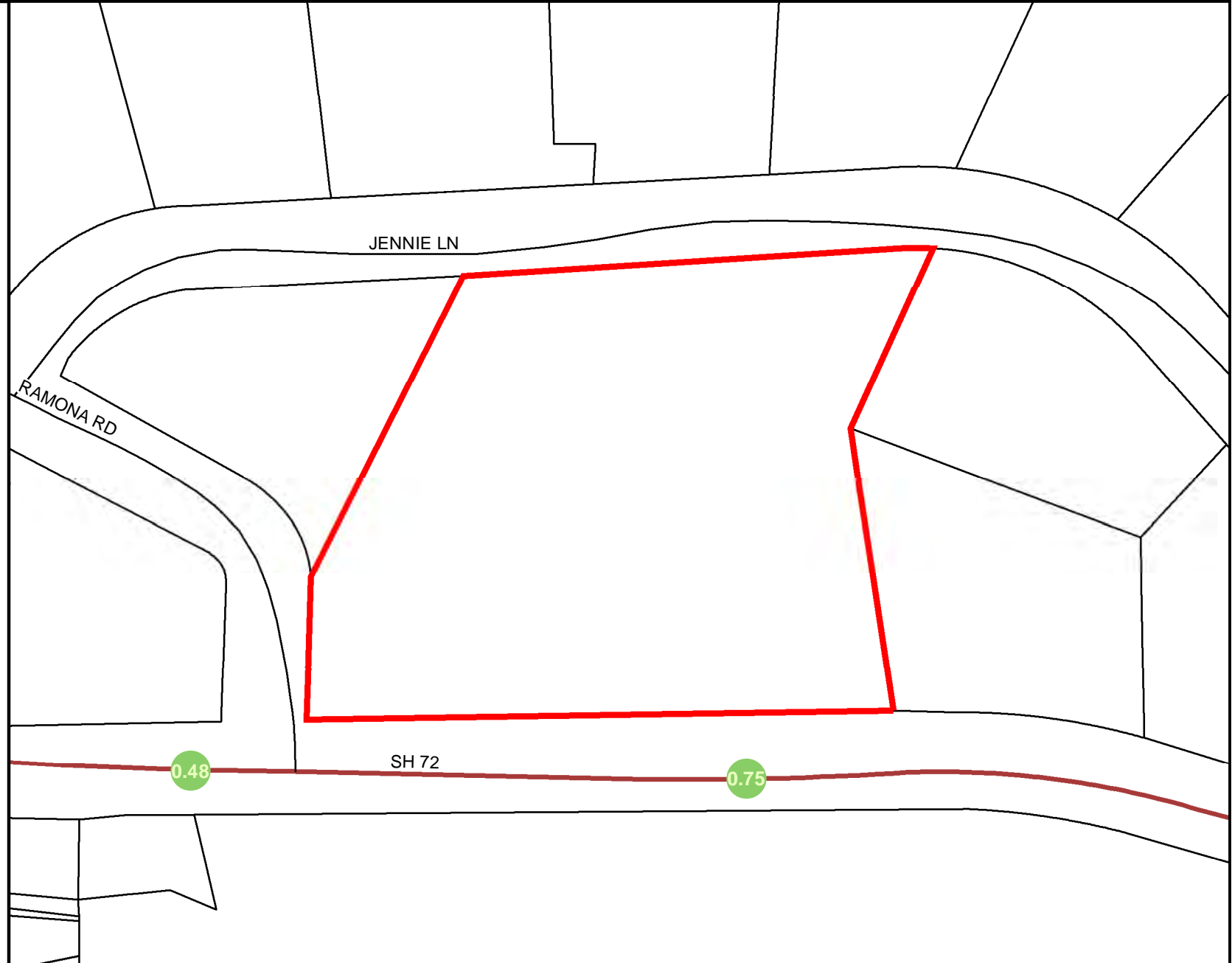
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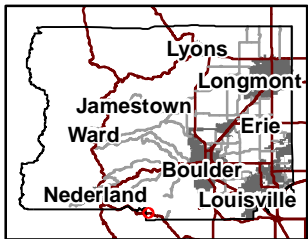
Comprehensive Plan

33247 COAL CREEK CANYON DR

 Subject Parcel



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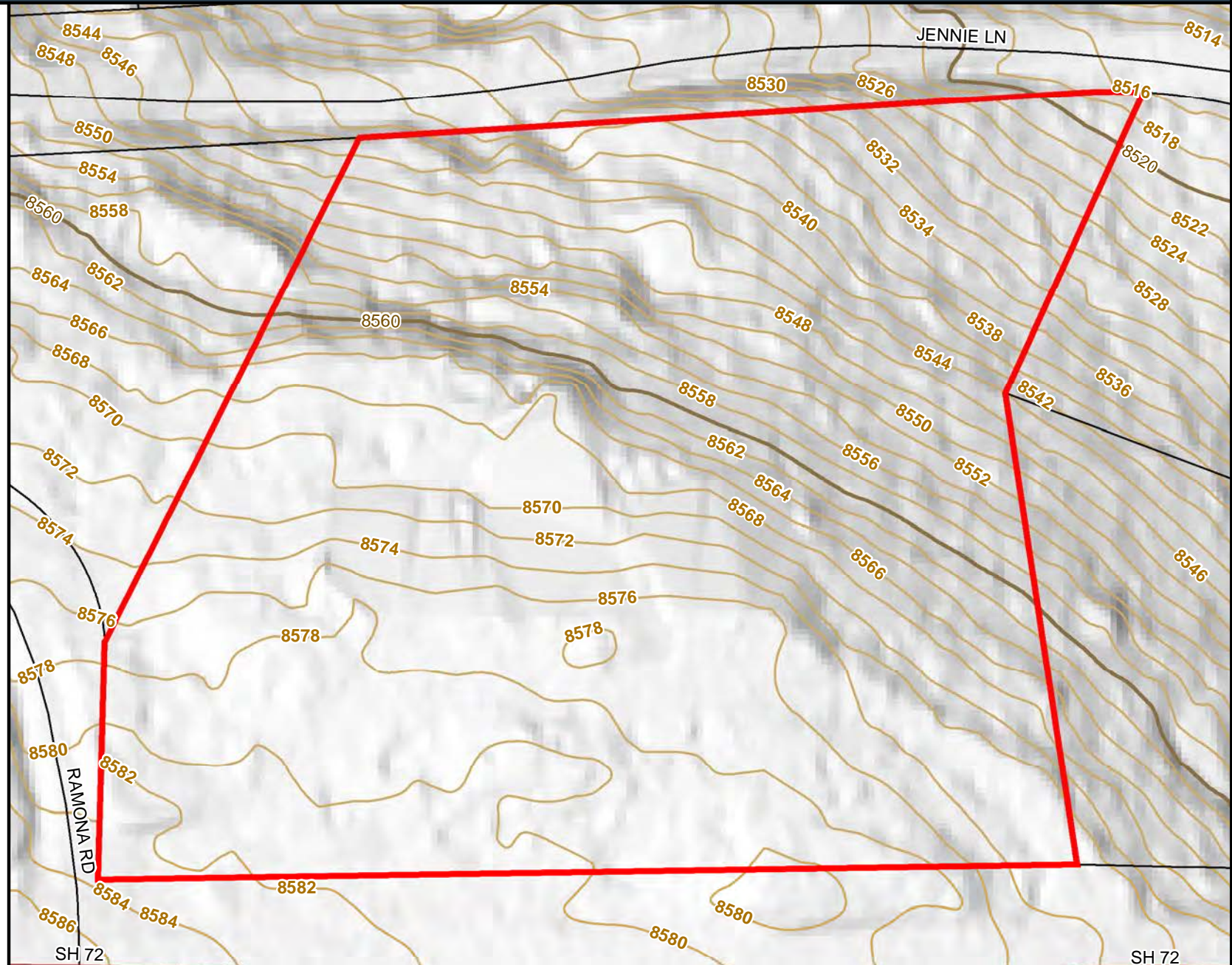
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Elevation Contours

33247 COAL CREEK CANYON DR

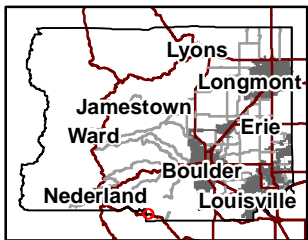
-  Subject Parcel
-  Contours 40'
-  Contours 2'



0 0.005 0.01 Miles



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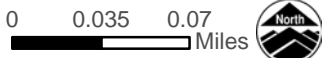
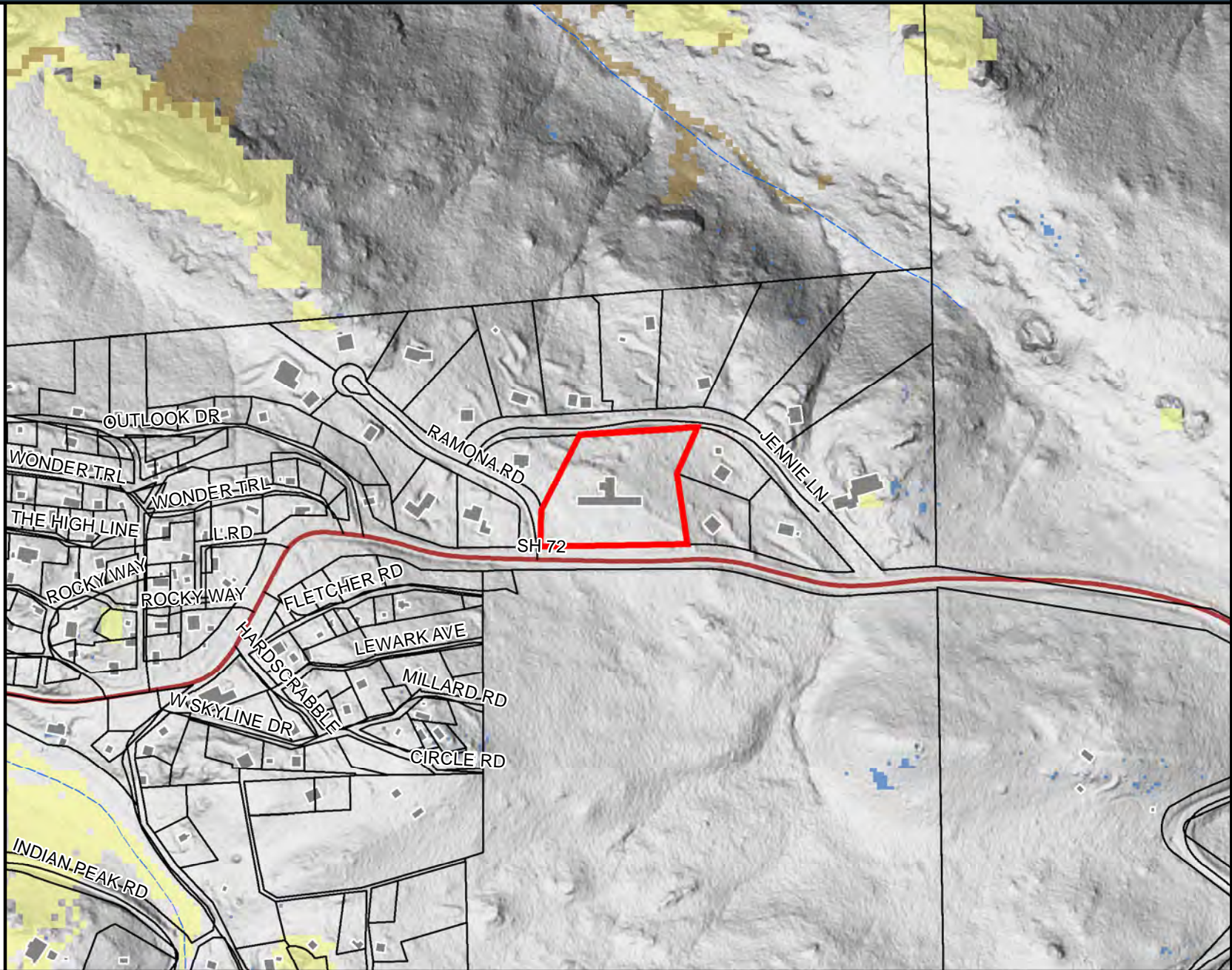
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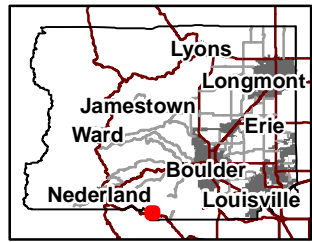
Geologic Hazards

33247 COAL CREEK CANYON DR

-  Subject Parcel
-  Debris flow susceptibility area
-  Rockfall susceptibility area
-  Landslide high susceptibility area



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Public Lands & CEs

33247 COAL CREEK CANYON DR

Subject Parcel

Boulder County Open Space

County Open Space

Federal Lands

USFS Land

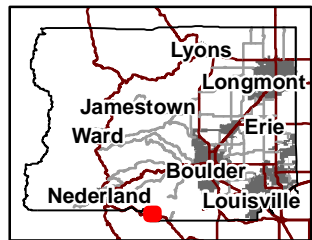
Private

Conservation Easements

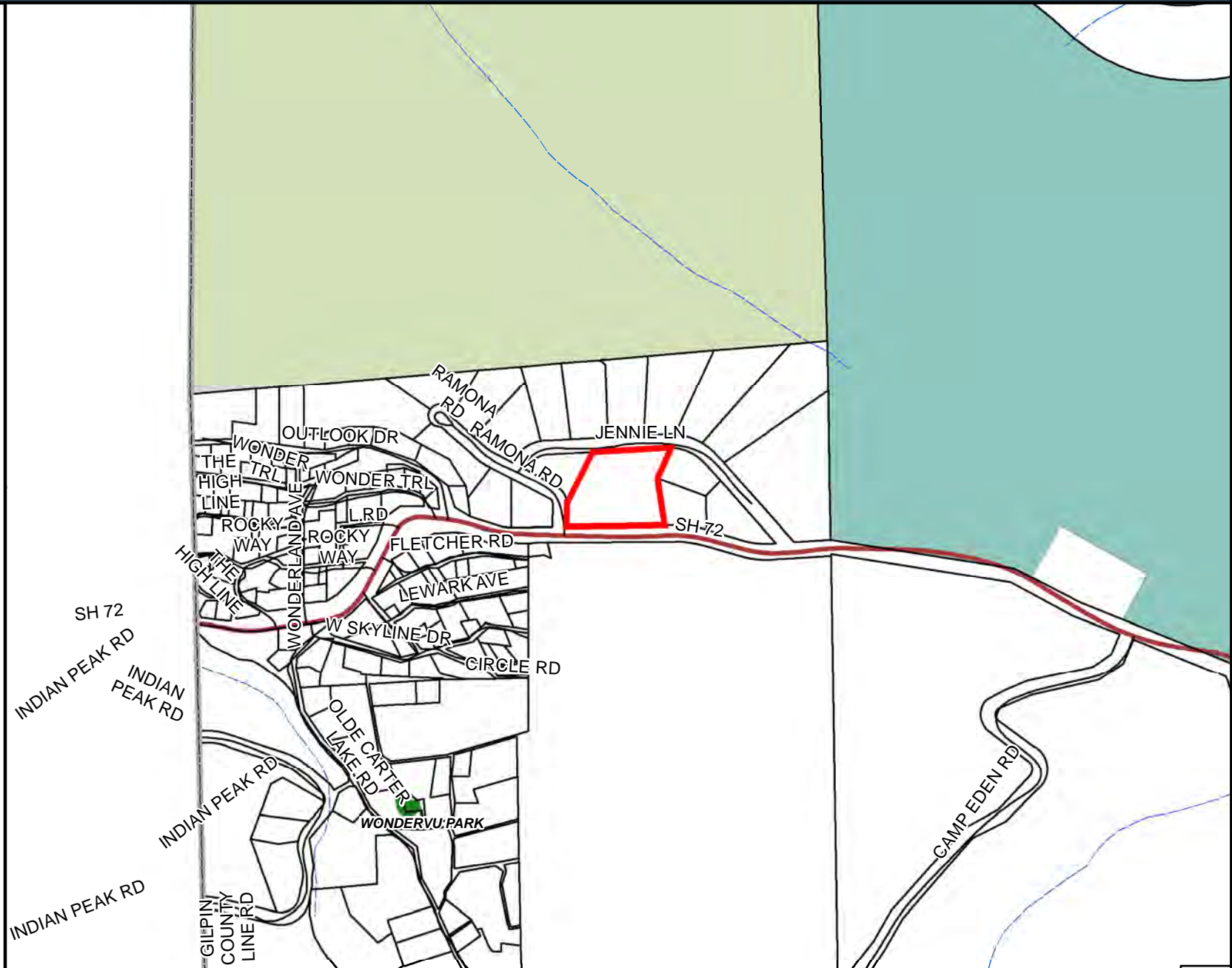
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Zoning

33247 COAL CREEK CANYON DR

Subject Parcel

Major Road Setbacks

55 feet

Zoning Districts

Business

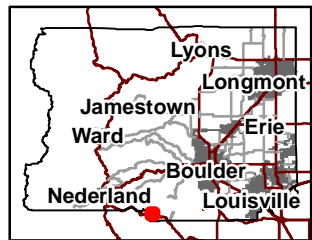
Forestry



0 0.035 0.07 Miles



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Site Plan Review Fact Sheet

The applicant(s) is/are required to complete each section of this Site Plan Review (SPR) Fact Sheet even if the information is duplicated elsewhere in the SPR application. Completed Fact Sheets reduce the application review time which helps expedite the Director's Determination. Please make duplicates of this SPR Fact Sheet if the project involves more than two structures.

Structure #1 Information

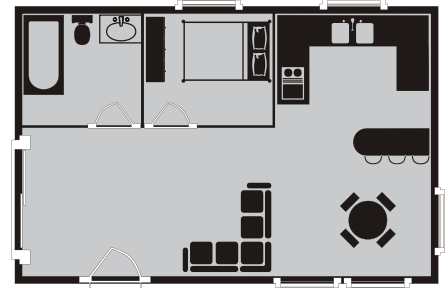
Type of Structure: (e.g. residence, studio, barn, etc.)		Hotel Lodge			
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		5,760 sq. ft.		Deconstruction: sq. ft.	
Are new floor areas being proposed where demolition will occur? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
Proposed Floor Area (New Construction Only)				<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)	9'
Basement:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Material	Wood
First Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Color	Natural Brown
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Roofing Material	Metal
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	Roofing Color	Forest Green
*Covered Porch:	sq. ft.	sq. ft.	sq. ft.	Total Bedrooms	11
Total:	sq. ft.	sq. ft.	sq. ft.		

Project Identification:

Project Name: 33247 Highway 72
Property Address/Location: 33247 Highway 72, Golden, CO 80403
Current Owner: Sarah Manocherian
Size of Property in Acres: 2.67

Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the exterior face of the exterior walls including garages and basements. **Covered porch area that is attached to the principal structure is not included (see Article 18-131A).** The shaded area on the diagram indicates the area counted as square feet.



Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		Metal Shed		The metal shed is proposed to be used as the grow area with 1200sf.	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		600 sq. ft.		Deconstruction: sq. ft.	
Are new floor areas being proposed where demolition will occur? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
Proposed Floor Area (New Construction Only)				<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)	8'
Basement:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Material	Metal
First Floor:	600 sq. ft.	sq. ft.	sq. ft.	Exterior Wall Color	Forest Green
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Roofing Material	Metal
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	Roofing Color	Forest Green
*Covered Porch:	sq. ft.	sq. ft.	sq. ft.	Total Bedrooms	0
Total:	sq. ft.	sq. ft.	sq. ft.		

Residential vs. Non-Residential Floor Area

Residential Floor Area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studios, pool houses, home offices and workshops. Gazebos and carports up to a total combined size of 400 square feet are exempt. Barns used for agricultural purposes are not considered residential floor area.

Note: If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

If a Limited Impact Special Review is required, then call 303-441-3930 and ask for a new Pre-Application conference for the Limited Impact Special Review.

*See Article 18-131A for definition of covered porch.

Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Review is required. Limited Impact Special Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

Note: Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas		233	
Berm(s)			
Other Grading			
Subtotal			233

Box 1

* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.

	Cut	Fill	Total
Foundation			
Material cut from foundation excavation to be removed from the property			

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location: N/A

Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application, including discussion regarding any factors (listed in Article 4-806.2.b.i) used to demonstrate that the presumptive size limitation does not adequately address the size compatibility of the proposed development with the defined neighborhood. If more room is needed, feel free to attach a separate sheet.


N/A

Is Your Property Gated and Locked? No.

Note: If county personnel cannot access the property, then it could cause delays in reviewing your application.

Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature 	Print Name Sarah Manocherian	Date 09/09/2023
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January 2, 2024

To Whom This May Concern,

The following is a list of updates to the material that was initially submitted to the Community Planning & Permitting Department of Boulder County.

1. QUANTITY OF EMPLOYEES
 - A. In our initial application we stated that there are anticipated to be 12 full-time retail employees and 8 full-time processing/cultivating employees. This is to be revised to a total of 8-10 employees (4-5 full-time retail employees and 4-5 full-time processing/cultivation employees).

2. FLOOR PLAN LAYOUT
 - A. We have adjusted our floor plan. This revision is demonstrated in the Floor Plan, Occupant Load, and Building Elevations. In our initial application we stated that there would be an occupant load of 140 people; this is to be revised to an occupant load of 58.

3. QUANTITY OF REQUIRED PARKING SPACES
 - A. In our initial application we also stated that parking is anticipated to have a capacity of roughly 55 vehicles; this is to be revised to a capacity of 32 vehicles. This revision is demonstrated in the Site Plan and Turn-Out and Turn-Around.

4. ADDITIONAL LANDSCAPING FEATURES
 - A. Additionally, we will be adding perennials, shrubs, and trees at the west entryway to the property, and more trees on the sides of the property to ensure privacy.

SUPPLEMENT MATERIAL

We have attached the following material to help illustrate our vision and long term plan.

1. The Story
2. Inside the Apothecary Shop
3. Floor Plan
4. Site Plan
5. Turn-Out and Turn-Around
6. Landscaping
7. Occupant Load
8. Our Selection
9. Key Building Features
10. Security Camera Visibility
11. Solventless Extraction
12. Lighting and Signage Plan
13. Building Elevations

Sincerely,
Sarah Manocherian



ZEPPELINS

Apothecary • Lab

Table of Contents

1	The Story
2	Inside the Apothecary Shop
3	Floor Plan
4	Site Plan
5	Turn-Out and Turn-Around
6	Landscaping
7	Occupant Load
8	Our Selection
9	Key Building Features
10	Security Camera Visibility
11	Solventless Extraction
12	Lighting and Signage Plan
13	Building Elevations



ZEPPELINS

Apothecary • Lab

The Story Behind Zeppelins

Zeppelins apothecary began as a hobby after years of study and work inside laboratories at the University of Chicago and Mount Sinai Hospital in New York. Zeppelins is a woman owned, eco-friendly product line of handmade organic skincare and self care products. Our physical store will also sell some age-restricted items.

Our mission is to offer the magnificent benefits of natural and raw materials that have the power to heal the body and mind. All of our products are organic and made in small batches.

Some of our oils and lotions include; a rejuvenating skin cream, aches and pains body oil, peppermint tooth powder and a raspberry carrot sunscreen. As part of our mission, our hope is that our products help our customers reclaim their health through natural methods.



INSIDE THE APOTHECARY SHOP



FLOOR PLAN

Room	Proposed Tenant
1	Apothecary
2	Grow Shed
2.5	Storage/Trimming/Drying
3	Production Room
4	Landlord Storage

KEY:

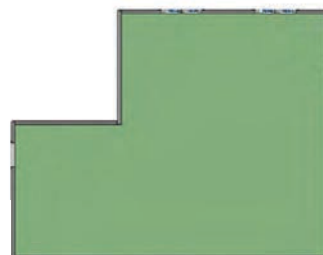


Enclosed Fence



Level One

Scale: 10ft



Level Two

SITE PLAN



TURN-OUT AND TURN-AROUND

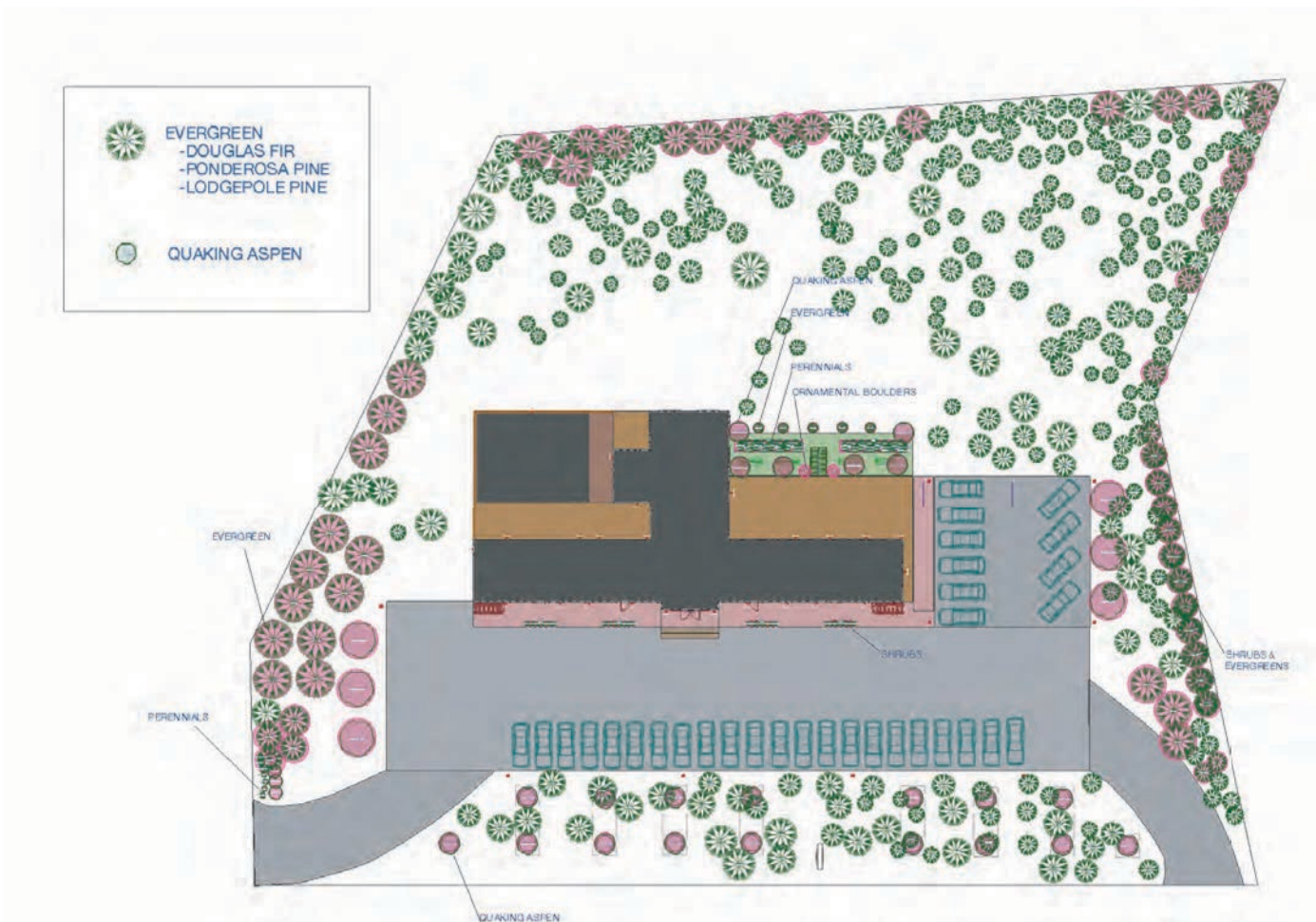


ZEPPELINS

Apothecary · Lab

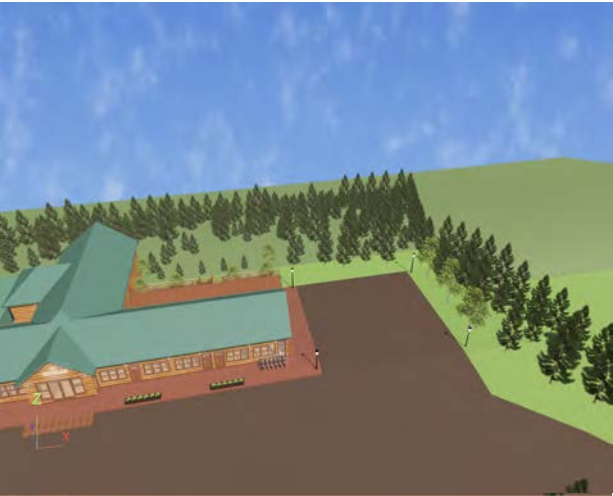
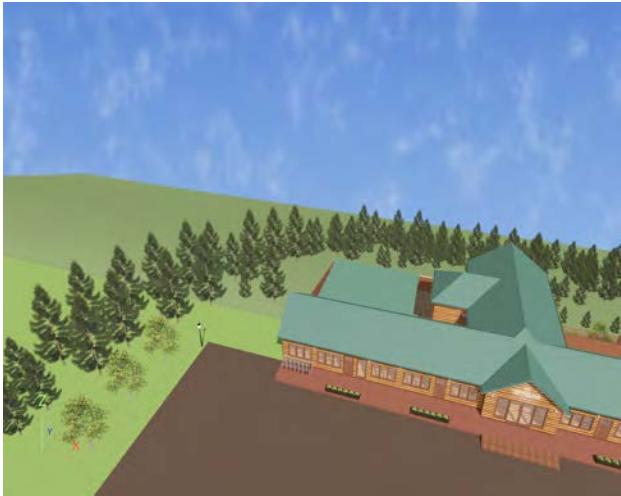
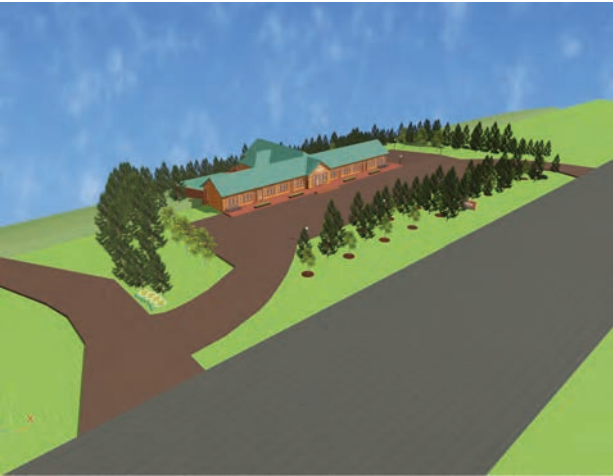
LANDSCAPING

To enforce privacy, dozens of trees will be planted and moved, and a discrete fence may be implemented.



LANDSCAPING (CONTINUED)

To enforce privacy, dozens of trees will be planted and moved, and a discrete fence may be implemented.



OCCUPANT LOAD

According to Table 1004.5 Maximum Floor Area Allowances Per Occupant of the 2021 International Building Code (IBC), the occupant load shall be not less than:

1. 1 occupant per 60 square feet of gross occupiable floor space for Mercantile areas
2. 1 occupant per 100 square feet of gross occupiable floor space for Industrial areas
3. 1 occupant per 300 square feet of gross occupiable floor space for Accessory storage areas

The building is 5,760 square feet with a 1,200 square foot metal container, totaling 6,960 square feet of occupiable floor space. Based on the types of uses, this equates to an occupant load of approximately 58 people.



Our Store Selection

Rose Skin Cream

Revitalizing Eye Cream

Advanced Repair Face Oil

Nourishing Body Cream

Sore Muscle Body Salve

Aches and Pains Body Oil

Peppermint Tooth Powder

Frankincense Deodorant

Raspberry Carrot Sunscreen

Rosemary Sage Shampoo

Amber Wood Candle

Pre-Packaged Joint Pack

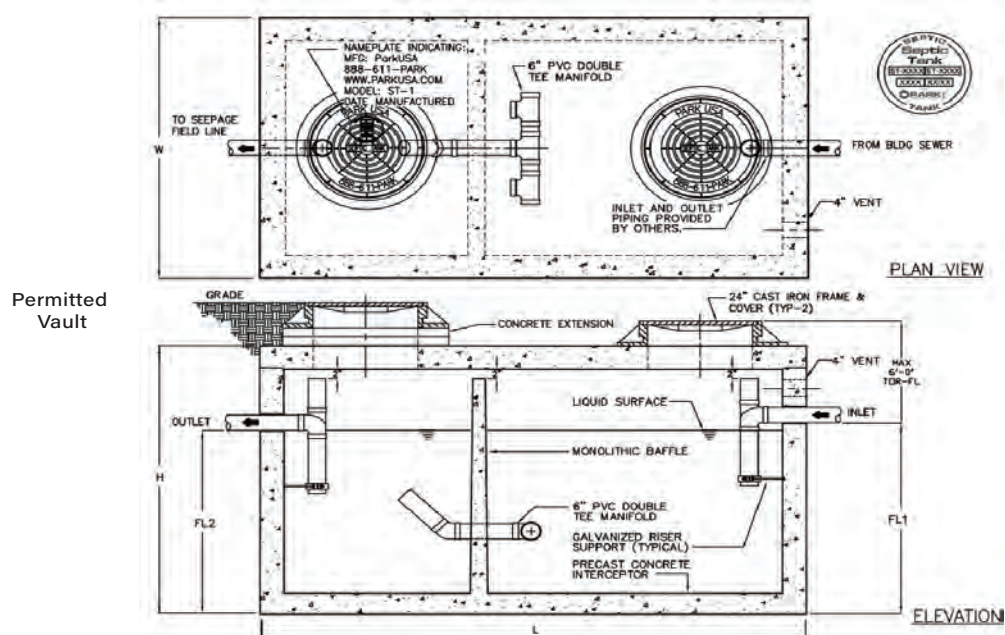
Organic Herbal Tea Blends



ZEPPELINS

Apothecary · Lab

WATER USE AND RESPONSIBLE WASTE WATER DISPOSAL



WASTE WATER DISPOSAL

To protect the environment, and as required by Boulder County, our wastewater will not drain to the existing onsite wastewater treatment system and will drain to a custom designed ‘permitted vault’.

HARMFUL CHEMICALS

All plants will be grown with our own recycled, OMRI-listed, proprietary blend of organic living soil. By using living soil, we will produce healthier and more robust crops WITHOUT the use of chemicals, harmful pesticides or fertilizers.

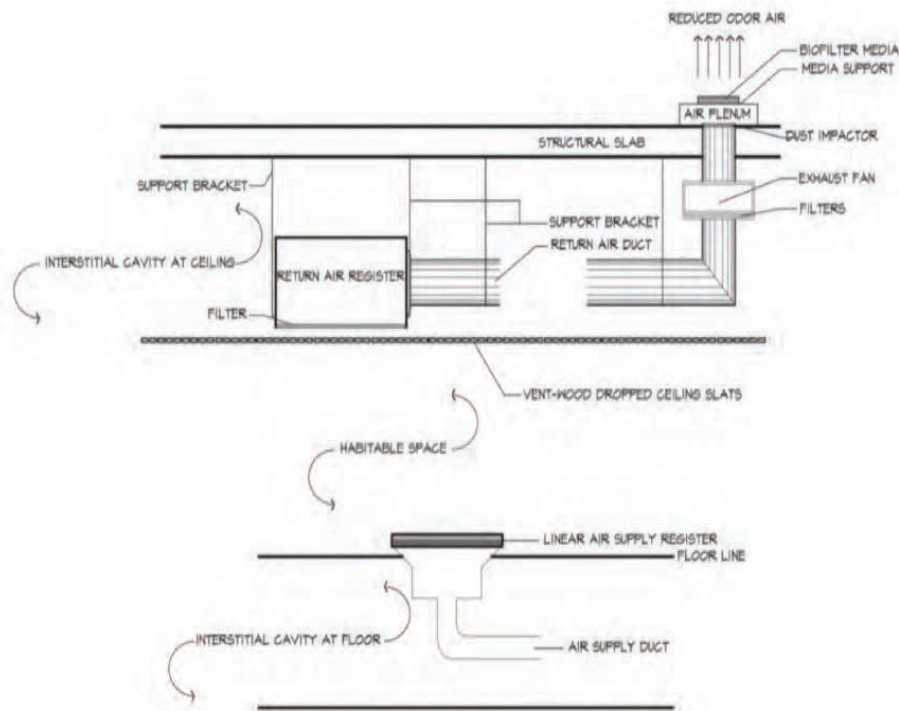
WATER USE

Water use is expected to be less than with the previous hotel lodging use – which had a maximum use of 300 gallons per day. * Water use for the cultivation will range from 20-100 gal per day. **

* Source: Colorado Division of Water Resources Data

** Source: One Eleven Farm (Licensed Cannabis Grower)

ZERO-ODOR VENTILATION SYSTEM



To ensure that no odor ever leaves the building we will install an advanced commercial air filtration system designed by a professional HVAC company and licensed electrician.

- Our advanced filtration systems will include multiple carbon filters that will scrub the ambient air of any latent cannabis odor emitted. No odor produced indoors will be detected from outside the facility.
- Fan noise levels shall remain silent to low decibel.

HIGH CALIBER SECURITY SYSTEM

Our building will be equipped with a state of the art security system designed by Guidepost Solutions and will be under surveillance 24 hours a day. Our system is designed to be used with Lenel S2 and NetBox Access Control. *

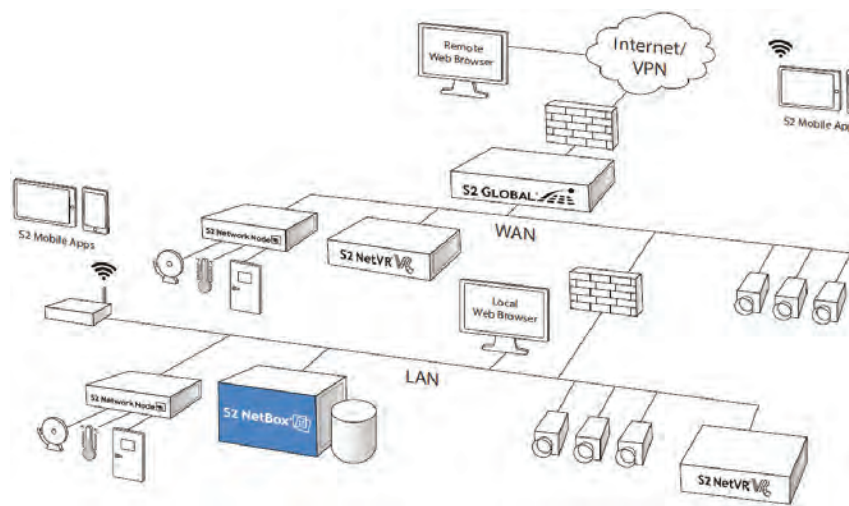
All video surveillance recordings will be at least 8 frames per second (fps) and will be available as recordings to the authorities 24 hours a day via a secure web-based portal with reverse functionality.

Further collaboration with local authorities will be sought out to identify gaps in resource availability.

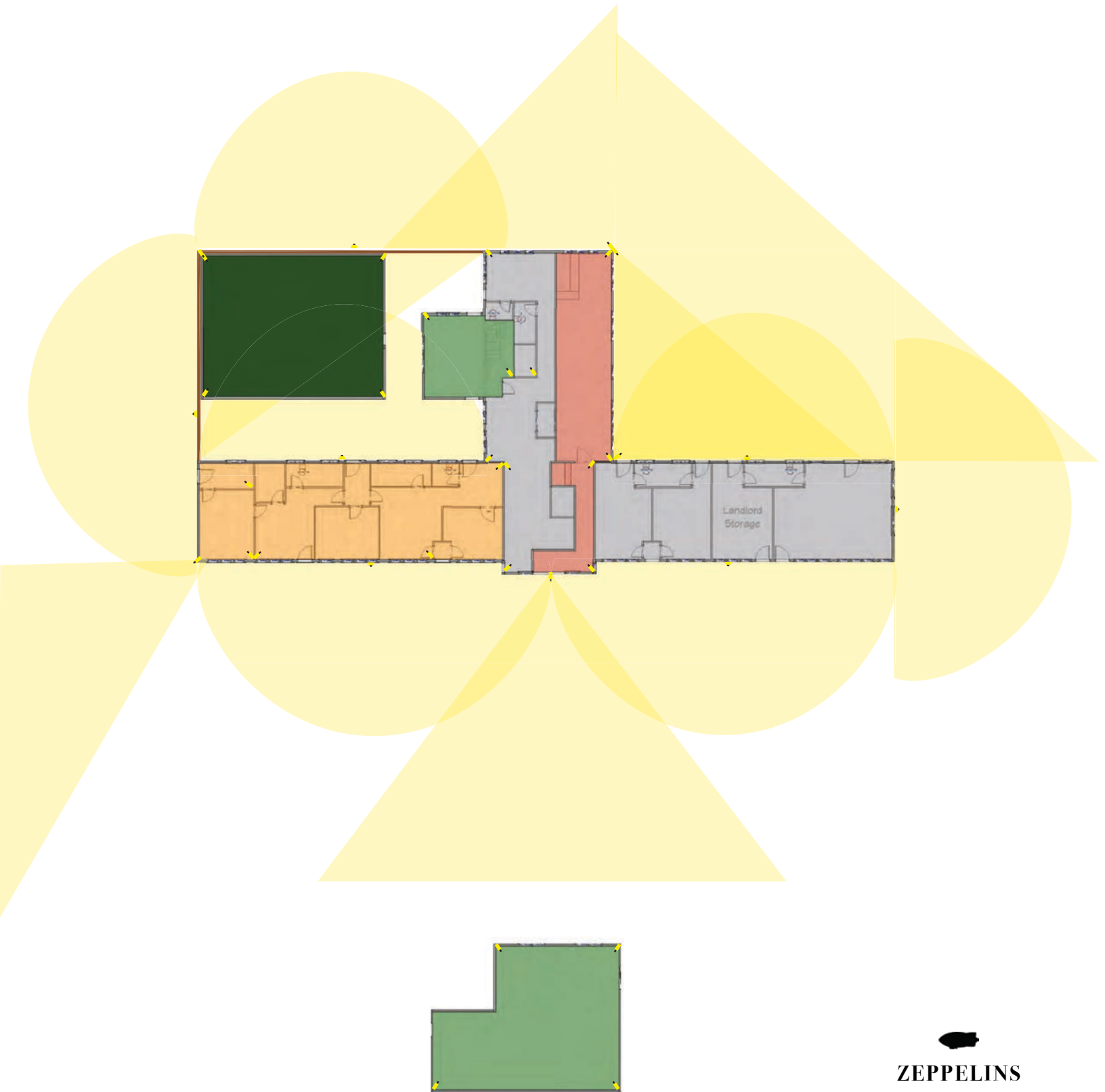
SYSTEM FEATURES

- Event and Alarm Monitoring, including comprehensive event logging, notification and escalation.
- Person Record Management and Reporting: maintains detail credential based user records and access history, and creates custom reports.

* www.lensels2.com



SECURITY CAMERA VISIBILITY



SOLVENTLESS EXTRACTION

The production room will be completely solventless, and will use an environmentally friendly press to extract the oil from the plant.



TRP STACK

SIMPLICITY IN HIGH-VOLUME EXTRACTION

The multi-platen design was built for production scalability and consistent yields. The patented Easy Pivot™ drip-tech system allows rosin to quickly drop to a cool surface with a seamless tilt of the platens. With six precision heating elements, 25 tons of force, and a high-visibility design, pressing rosin at commercial volumes has never been easier.



THE BEST COMMERCIAL ROSIN PRESS

EASY PIVOT™ DRIP TECHNOLOGY

Patented tech creates seamless press rotation for proper directional flow.

MULTI-PLATEN STACK

The TRP Stack's patented design maintains and equalizes pressure allowing for bulk presses up to 3/4 lb per squeeze.

FOOD-SAFE ALUMINUM PLATENS

Large production area provides even and consistent heat.

HYDRAULIC CYLINDER

Air and manual pump options available to accommodate any workflow.

SOLVENTLESS EXTRACTION

Press with high pressure at lower temperatures to preserve valuable terpenes.

POWER FRAME™

The high-strength alloy steel frame is designed to withstand 25 tons of pressure.

SPECIFICATIONS	HEIGHT	22 IN / 57 CM
	WIDTH	27 IN / 69 CM
	LENGTH	13 IN / 33 CM
	WEIGHT	151 LBS / 68 KG
	DRIP TECH	YES
	PLATEN SIZE	6 IN X 10 IN / 15 CM X 25 CM
	POWER REQ	120 V, 20 A



ZEPPELINS

Apothecary · Lab

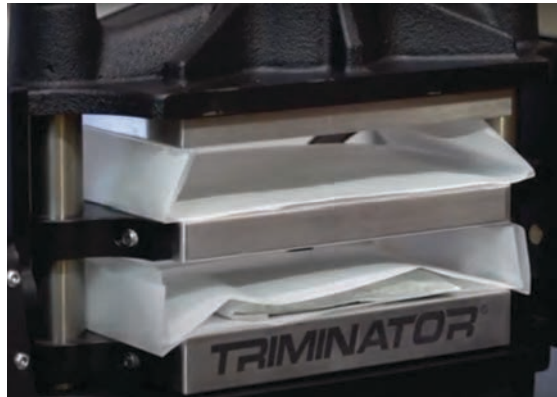
SOLVENTLESS EXTRACTION (CONTINUED)

The following steps illustrate the solventless extraction process.

Step 1: Pack cured plants into bags



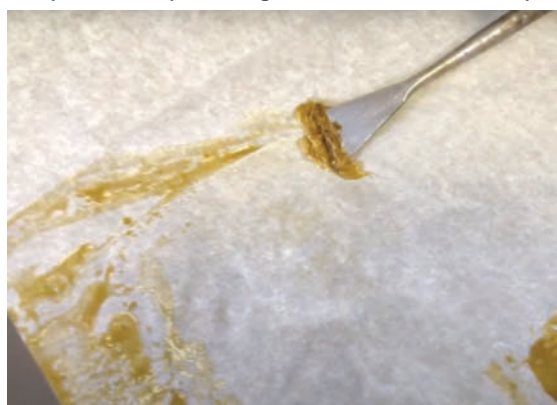
Step 2: Press bags between the plates



Step 3: Plant oil (rosin) will be extracted



Step 4: After pressing, collect oil with scraper



Step 5: Combine rosin oil into creams and oils



Step 6: Enjoy benefits of infused creams and oils



LIGHTING PLAN

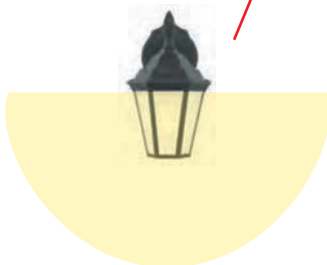
The following is the lighting plan which includes the location and description of the existing and proposed lighting.

All existing lighting will be removed entirely or replaced.

Proposed wall mounts and light posts are shown below with the angle of cut off of light emissions.



Proposed Wall Mounts for the front entrance.



Proposed Wall Mounts for the sides of building.



Proposed Lamp Posts for the parking area.

SIGNAGE PLAN

The following is the signage plan.



Wall plaque on front entrance with halo illumination.



Two-sided Freestanding Sign.

BUILDING ELEVATIONS

The following are proposed building elevations for the main structure:



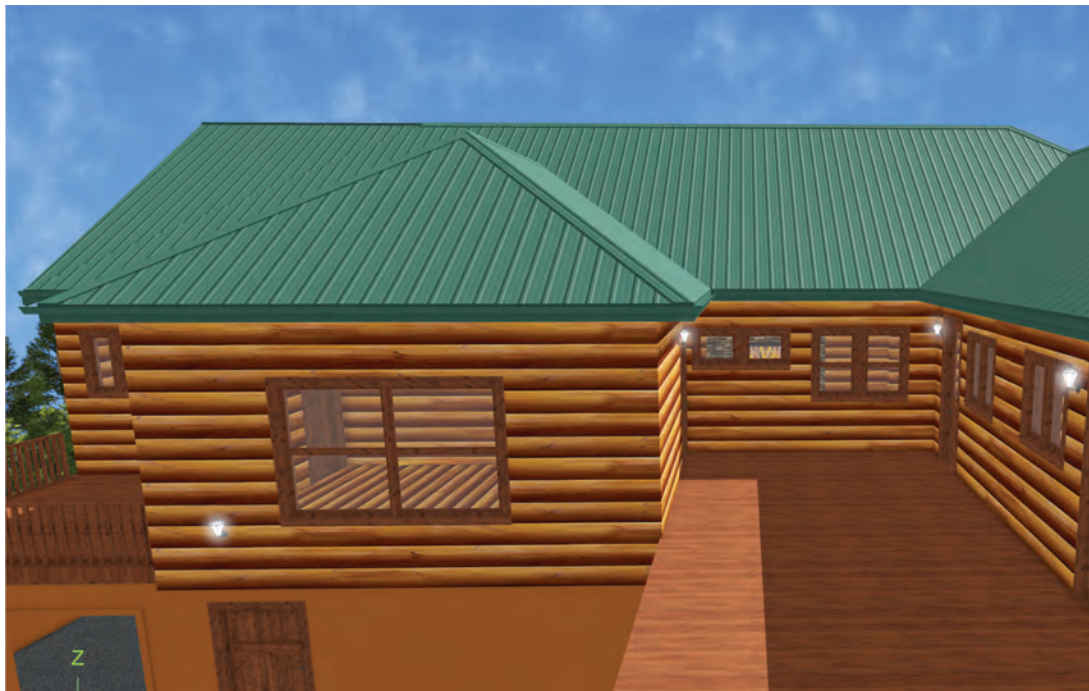
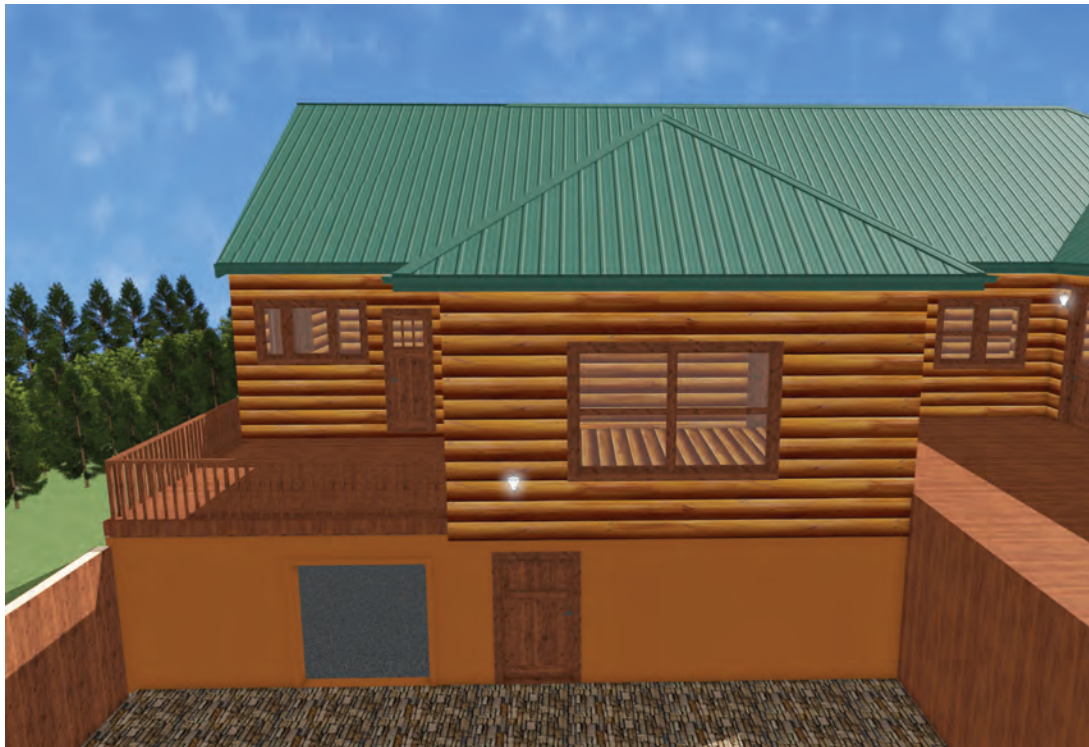
BUILDING ELEVATIONS (CONTINUED)



BUILDING ELEVATIONS (CONTINUED)



BUILDING ELEVATIONS (CONTINUED)





ZEPPELINS

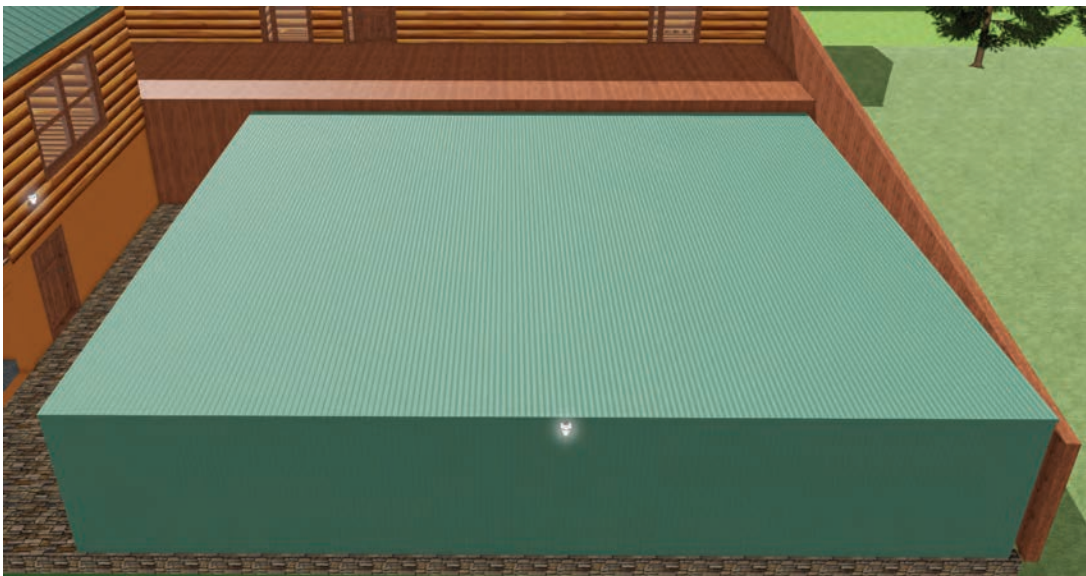
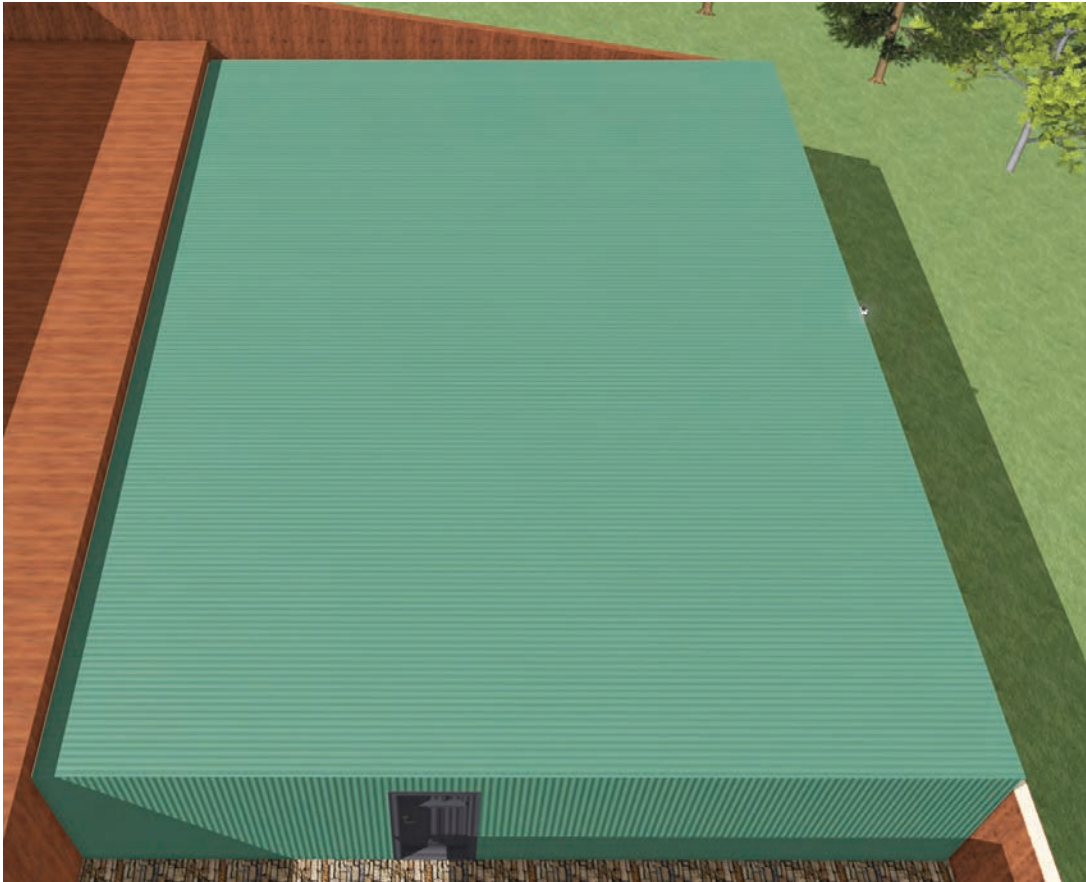
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BUILDING ELEVATIONS (CONTINUED)

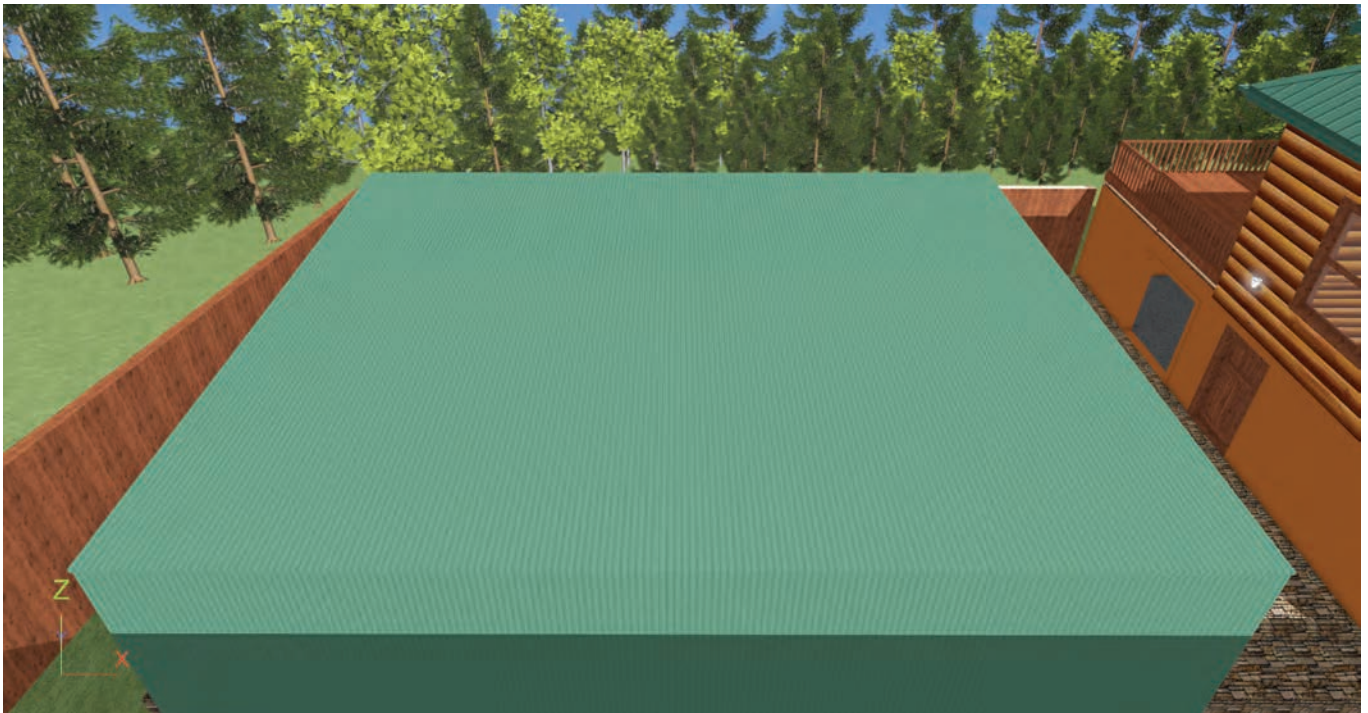
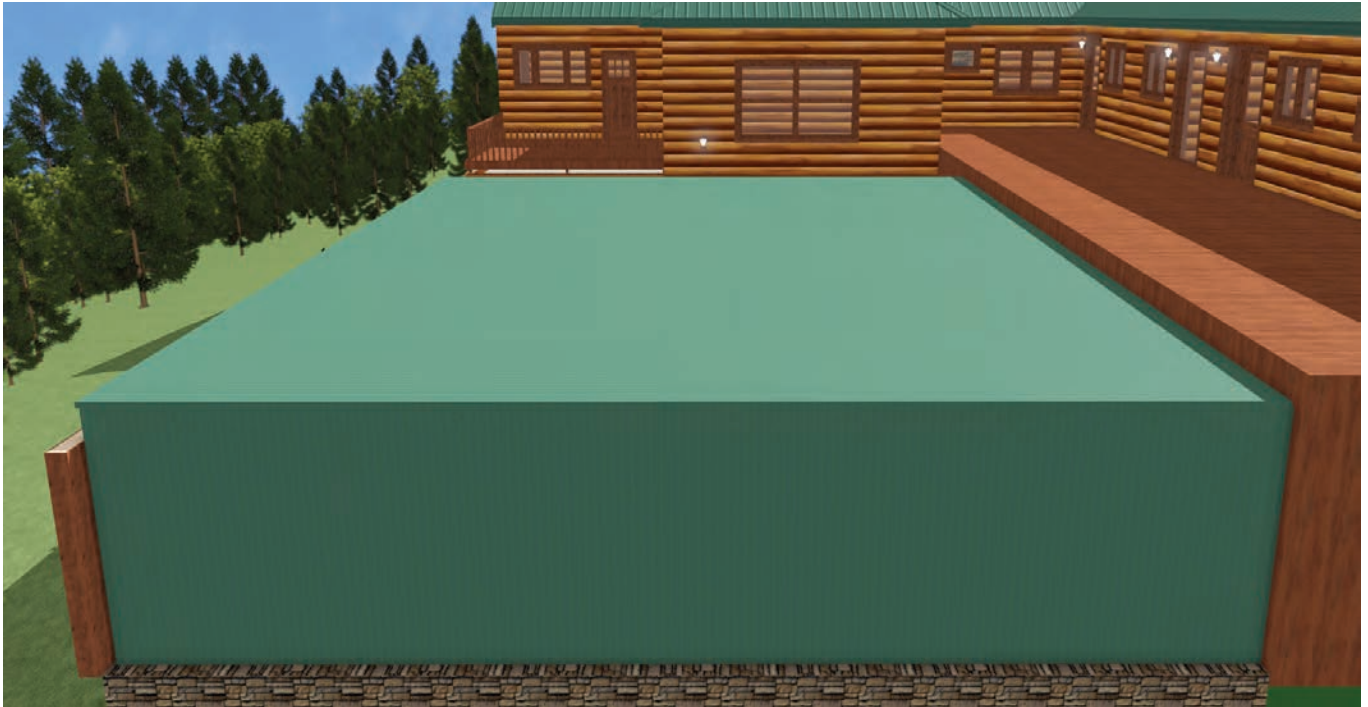


BUILDING ELEVATIONS (CONTINUED)

The following are proposed building elevations for the metal shed:



BUILDING ELEVATIONS (CONTINUED)

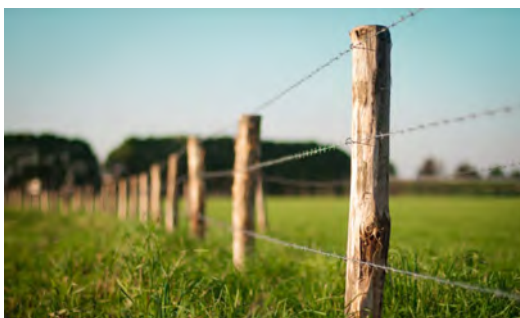
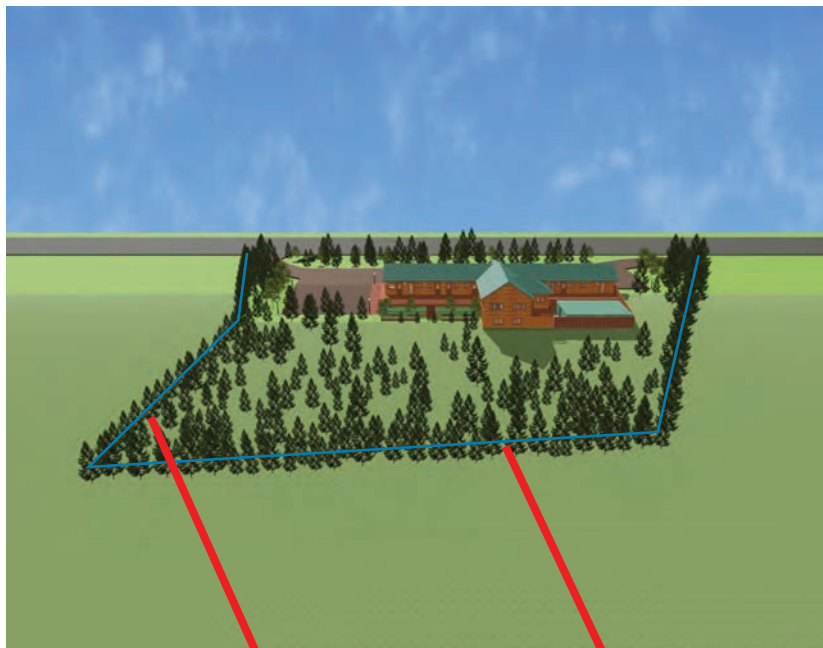


CURRENT LOCATION OF FENCE

The fence consists of wood posts with barbed wire on the sides of the property, and metal posts with barbed wire at the back of the property.

Below is a picture depicting the general outline of where the fence is located.

Outline of fence



Wood post and barbed wire



Metal post and barbed wire

FLOOR PLAN

Room	Proposed Tenant	Square Footage
1	Apothecary	707
2	Grow Shed	1200
2.5	Storage/Trimming/Drying	1400
3	Production Room	1400
4	Landlord Storage	2253

KEY:

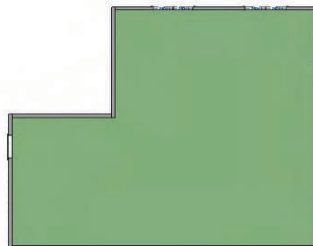


Enclosed Fence



Scale: 10ft

Level Two





ALDRIDGE TRANSPORTATION CONSULTANTS, LLC

Advanced Transportation Planning and Traffic Engineering

TRANSPORTATION SYSTEM IMPACT STUDY

for

33247 CO-72

Boulder County

Prepared by:

John M.W. Aldridge, P.E.

Aldridge Transportation Consultants, LLC

1082 Chimney Rock Road
Highlands Ranch, Colorado 80126
303-703-9112

December 17, 2023





1) INTRODUCTION/PROJECT DESCRIPTION

The property at 33247 CO-72 in Boulder County is seeking approval of Retail and Personal Service Uses including an apothecary/dispensary, a marijuana production room and cultivation facility. The property is currently zoned for lodging use. The lodge has since closed, and the property is to be repurposed for retail and personal service uses. The property is situated on 2.67 acres and has one 5,760 square foot building, and a 600 square foot metal container that is proposed to be increased to 1,200 square feet. The existing driveways on either side of the property will provide access.



Figure 1 Site Location

There are no new buildings proposed for the site at this time. The only proposed alteration is to increase the size of the outdoor green metal container from 600 square feet to 1200 square feet. Note that the east wing of the building is dedicated for landlord storage and as such will not generate any trips. The property will have to get an approval through the site plan review application process for the change of use from lodging before any alterations commence. It is anticipated that the development construction would be phased and be completed by the end of Year 2024.



The proposed primary driveway to access the property is on the east side. The west side driveway will be secondary and remain in place as it serves other adjacent properties. The site plan in Figure 2 indicates that there are no sidewalks for pedestrian use, shared-use paths for pedestrian/bicycle use, nor are there connections to public transit facilities for transit travel within ¼ mile.



Figure 2 Site Plan

2) STUDY AREA

The property is located on the north side of CO-72. There are no major intersections and only local roads within a mile of this site. The nearest major intersection is Peak to Peak Highway which is 6 miles west of the site and CO-93, which is 9 miles east of the site. The local road intersections approximately one mile from the site include Copperdale Lane approximately one mile east of the site and Old Lodging Road approximately one mile west of the site. Multiple retail and other businesses are nearby, including Wondervu Cafe, Canyon Tavern (formerly The Last Stand), Sinclair Gas Station, Canyon Liquors, Canyon Coffee, and more. There are residential properties in the area that are accessed from the local roads. The location of the site limits the traffic impact evaluation to the site access on CO-72.



3) EVALUATION ELEMENTS – EXISTING & FUTURE CONDITIONS

CO-72 is a state highway and categorized as an R-B rural highway. Presently it carries 1,600 AADT per CDOT OTIS website. The 20-year growth factor is 1.17 equating to an AADT of 1,900. In the AM peak hour, it carries 155 vehicles per hour (66 eastbound and 89 westbound). In the PM peak hour, it carries 209 vehicles per hour (118 eastbound and 91 westbound). The heavy vehicle percentage is less than 1. CDOT reports a lane capacity of 900 vehicles per hour.

In terms of Level of Service (LOS), the present volume of 1,600 rates LOS C. the 20-year AADT of 1,900 would also rate LOS C. There are no peak hour movements on the driveway approaches to determine a peak hour LOS.

The trip generation rates and values are from the 11th Edition of the ITE Trip Generation Manual. The following tables present the Average Daily Traffic (ADT) and the AM and PM peak hour of the adjacent street traffic trip generation. Note that these are vehicle trips not person trips, so occupant loading is inclusive.

Trip Generation Worksheet									
ITE CODE	LAND USE	UNIT	QUANTITY	ADT	AM		PM		
					IN	OUT	IN	OUT	
190	Marijuana Cultivation & Processing Facility	KSF	4.0	n/a	0.64	0.05	0.18	0.12	
					3	0	1	0	
882	Marijuana Dispensary	KSF	.7	211.20	5.48	4.97	9.46	9.46	
				149	4	4	7	7	
Total Trips						7	4	8	7

The distribution assumes that it would mirror the present directional split on the highway. This means that in the AM peak hour 4 vph will enter from the eastbound direction and 3 vph from the westbound direction. 2 vph will exit eastbound and 2 vph will exit westbound. In the PM peak hour 5 vph will enter from the eastbound direction and 3 vph from the westbound direction. 4 vph will exit eastbound and 3 vph will exit westbound. The distribution and assignments assume a single driveway. There will be two, but analyzing a single driveway with the maximum traffic provides a worst-case scenario.

There are no known safety and crash issues on this section of the highway. There is no mode of sharing data or are there any identifiable pedestrian and bicycle hazards. There are no transit stops.

ATC uses Synchro v.11 for operations analyses. The Synchro methodology is based on the 6th Edition of the Highway Capacity Manual (HCM). The table summarizes the AM and PM peak hour LOS for the 2028 and 2043 Total (with the site generated traffic and roadway network). LOS is a letter rating from A to F. LOS A indicates free-flow traffic conditions and no delay at intersections. LOS F is heavy traffic congestion with significant delays. LOS is provided for the overall operations at signalized intersections. LOS D is generally the



benchmark for acceptable signalized intersection operations during the weekday peak hours. The critical movement, not the overall, indicates the LOS rating for unsignalized intersections, which is generally a left turn out from the minor street approach. Caution must be used when evaluating the LOS at unsignalized intersections particularly when LOS F is shown. In the case of LOS F, the HCM suggests that other evaluation methods should be considered such as the volume over capacity ratio and the 95th percentile queue length to make the most effective traffic control decision. LOS F at unsignalized intersections is typically normal during the weekday peak hours. Synchro reports for each timeframe are provided in the appendix.

Peak Hour Intersection Level of Service					
Intersection	Type	2024		2044	
		AM	PM	AM	PM
CO-72/Access	Unsignalized				
SBL		A	A	A	A
Critical Movement Delay (s/veh)		9.2	9.6	9.1	9.8

The analysis indicates that the access will operate at a high LOS A in all timeframes. The accesses are two-way stop sign controlled. None of the MUTCD signal warrants will be met.

4) CONCLUSIONS & MITIGATION RECOMMENDATIONS

No multimodal transportation infrastructure and facilities are required. As such there are no safety issues across modes. We expect that a high percentage of the patrons will “share the ride” and arrive/leave in multiple occupant vehicles. There are no practical TDM strategies for this type of use. Based on the analysis herein and in my professional opinion, the proposed repurposing of 33247 CO-72 will not have an adverse impact on the existing roadway and intersection infrastructure. No improvements are necessary to the existing roadway and intersection geometry or traffic control to maintain an acceptable traffic operational environment.

Intersection						
Int Delay, s/veh	0.7					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	6	66	89	7	4	6
Future Vol, veh/h	6	66	89	7	4	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	84	113	8	4	7

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	121	0	-	0	215 117
Stage 1	-	-	-	-	117 -
Stage 2	-	-	-	-	98 -
Critical Hdwy	4.12	-	-	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	2.218	-	-	-	3.518 3.318
Pot Cap-1 Maneuver	1467	-	-	-	773 935
Stage 1	-	-	-	-	908 -
Stage 2	-	-	-	-	926 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1467	-	-	-	769 935
Mov Cap-2 Maneuver	-	-	-	-	769 -
Stage 1	-	-	-	-	903 -
Stage 2	-	-	-	-	926 -

Approach	EB	WB	SB
HCM Control Delay, s	0.5	0	9.2
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1467	-	-	-	861
HCM Lane V/C Ratio	0.004	-	-	-	0.013
HCM Control Delay (s)	7.5	0	-	-	9.2
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection						
Int Delay, s/veh	1.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	13	118	91	10	13	10
Future Vol, veh/h	13	118	91	10	13	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	14	128	99	11	14	11

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	110	0	-	0	261
Stage 1	-	-	-	-	105
Stage 2	-	-	-	-	156
Critical Hdwy	4.12	-	-	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	2.218	-	-	-	3.518
Pot Cap-1 Maneuver	1480	-	-	-	728
Stage 1	-	-	-	-	919
Stage 2	-	-	-	-	872
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1480	-	-	-	721
Mov Cap-2 Maneuver	-	-	-	-	721
Stage 1	-	-	-	-	910
Stage 2	-	-	-	-	872

Approach	EB	WB	SB
HCM Control Delay, s	0.7	0	9.6
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1480	-	-	-	805
HCM Lane V/C Ratio	0.01	-	-	-	0.031
HCM Control Delay (s)	7.5	0	-	-	9.6
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection						
Int Delay, s/veh	0.8					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	6	66	89	7	4	6
Future Vol, veh/h	6	66	89	7	4	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	72	97	8	4	7

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	105	0	-	0	187
Stage 1	-	-	-	-	101
Stage 2	-	-	-	-	86
Critical Hdwy	4.12	-	-	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	2.218	-	-	-	3.518
Pot Cap-1 Maneuver	1486	-	-	-	802
Stage 1	-	-	-	-	923
Stage 2	-	-	-	-	937
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1486	-	-	-	798
Mov Cap-2 Maneuver	-	-	-	-	798
Stage 1	-	-	-	-	918
Stage 2	-	-	-	-	937

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	9.1
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1486	-	-	-	885
HCM Lane V/C Ratio	0.004	-	-	-	0.012
HCM Control Delay (s)	7.4	0	-	-	9.1
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection						
Int Delay, s/veh	1.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	13	118	91	10	13	10
Future Vol, veh/h	13	118	91	10	13	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	14	150	116	11	14	11

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	127	0	-	0	300
Stage 1	-	-	-	-	122
Stage 2	-	-	-	-	178
Critical Hdwy	4.12	-	-	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	2.218	-	-	-	3.518
Pot Cap-1 Maneuver	1459	-	-	-	691
Stage 1	-	-	-	-	903
Stage 2	-	-	-	-	853
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1459	-	-	-	684
Mov Cap-2 Maneuver	-	-	-	-	684
Stage 1	-	-	-	-	894
Stage 2	-	-	-	-	853

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	9.8
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1459	-	-	-	773
HCM Lane V/C Ratio	0.01	-	-	-	0.032
HCM Control Delay (s)	7.5	0	-	-	9.8
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1