



Bennett-Watkins Fire Rescue

District Office: 303-644-3572 Fax: 303-644-3401

355 4th Street, Bennett, CO 80102 Email:

LifeSafety@BennettFireRescue.org

"Striving to Preserve Life and Property"

January 15, 2023

Kathleen Hammer
Arapahoe County Public Works & Development
6924 S. Lima Street
Centennial, CO 80112

Re: CZ23-001 – Greenland Acres Rezone Application

Planner Hammer,

Regarding comments for Case CZ23-001 Greenland Acres Rezone Application, Bennett-Watkins Fire Rescue (BWFR) is providing this letter of comments for Arapahoe County as follows:

BWFR has no objection to the proposed conventional rezone application requesting to rezone 160 acres from Agricultural (A-1) to Rural Residential B (RR-B) provided the following requirements will be able to be met as part of the future development of the proposed 54 single-family residential lots that will be created through the rezone:

- Any structures built on the subdivided lots will need to comply with all current Arapahoe County adopted codes and standards, as well as the 2018 International Fire Code as adopted by BWFR.
- Prior to development, a firefighting water supply, including hydrants, capable of serving the proposed development meeting required fire flows will need to be designed and submitted to BWFR for plan review and approval to ensure adequate firefighting water and hydrant coverage throughout the development. Applicable fees will apply at the time of submission.
- At this time, it is unclear if the roads serving the new development will be county-maintained or private. It should be noted that BWFR strongly opposes the construction and utilization of private roads to serve new development, as well as new development on existing private roads. Private roads have a history of falling into disrepair from lack of continued and consistent maintenance and improvements, lack of timely maintenance and repairs related to inclement weather, including snow removal, and leave the access vulnerable to homeowner disputes resulting in restricted or inadequate access - all of which severely affect our ability to respond to emergencies.
- Access into and throughout the development area serving the 54 new lots must meet the minimum requirements outlined in Arapahoe County Rural Roadway Standards, Appendix R.
- BWFR will incur unmet capital costs associated with this new development. To address the needs of this unmet capital cost, the developer shall work directly with BWFR to establish a development agreement for Greenland Acres. This agreement shall be completed and signed by both parties prior to the issuance of a "will serve" letter from the Fire District for the proposed development, following successful rezoning.

- This letter does not constitute a “will serve” letter and simply provides the high-level concerns that will need to be addressed in order for BWFR to effectively serve the proposed development. The Fire District requests that Arapahoe County recognize the conditions required of the developer for this proposed development and a “will serve” letter will still need to be obtained prior to the commencement of development.

If the developer has additional questions or concerns regarding Fire District development requirements, fees, or policies, they can contact the District Office at 303-644-3572.

Thank you,

A handwritten signature in black ink, appearing to read 'Victoria Flamini', with a stylized, cursive script.

Victoria Flamini
Fire Marshal
Life Safety Division
Bennett-Watkins Fire Rescue
303-644-3572 - Headquarters / 720-893-7673 – Direct
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