

Grasslands at Comanche, Filing No. 1

Preliminary Plat

PLT2016-00012

Southwest of
E. 76th Avenue & Strasburg Road

September 13, 2016

Board of County Commissioners Public Hearing

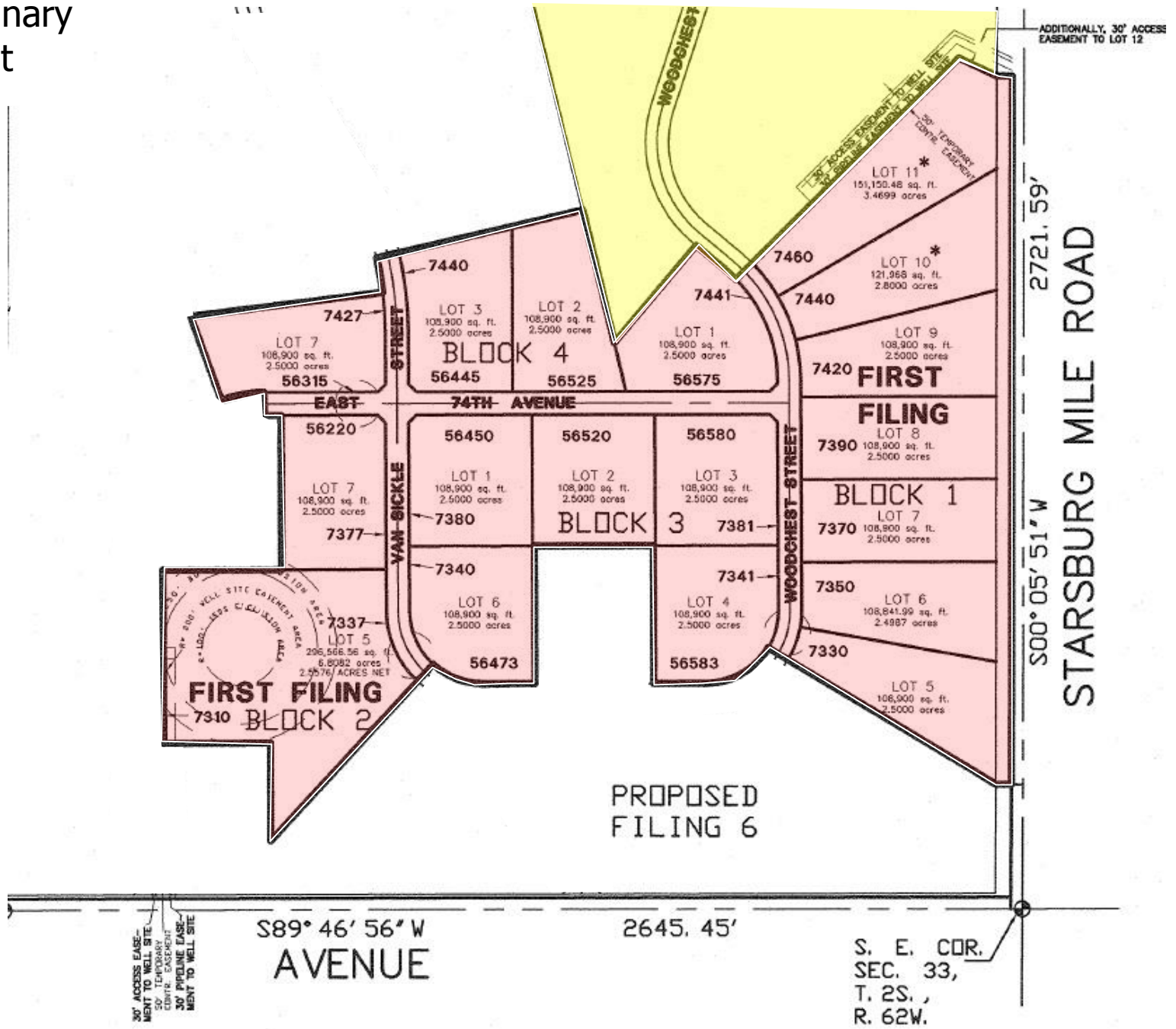
Case Manager: Greg Barnes

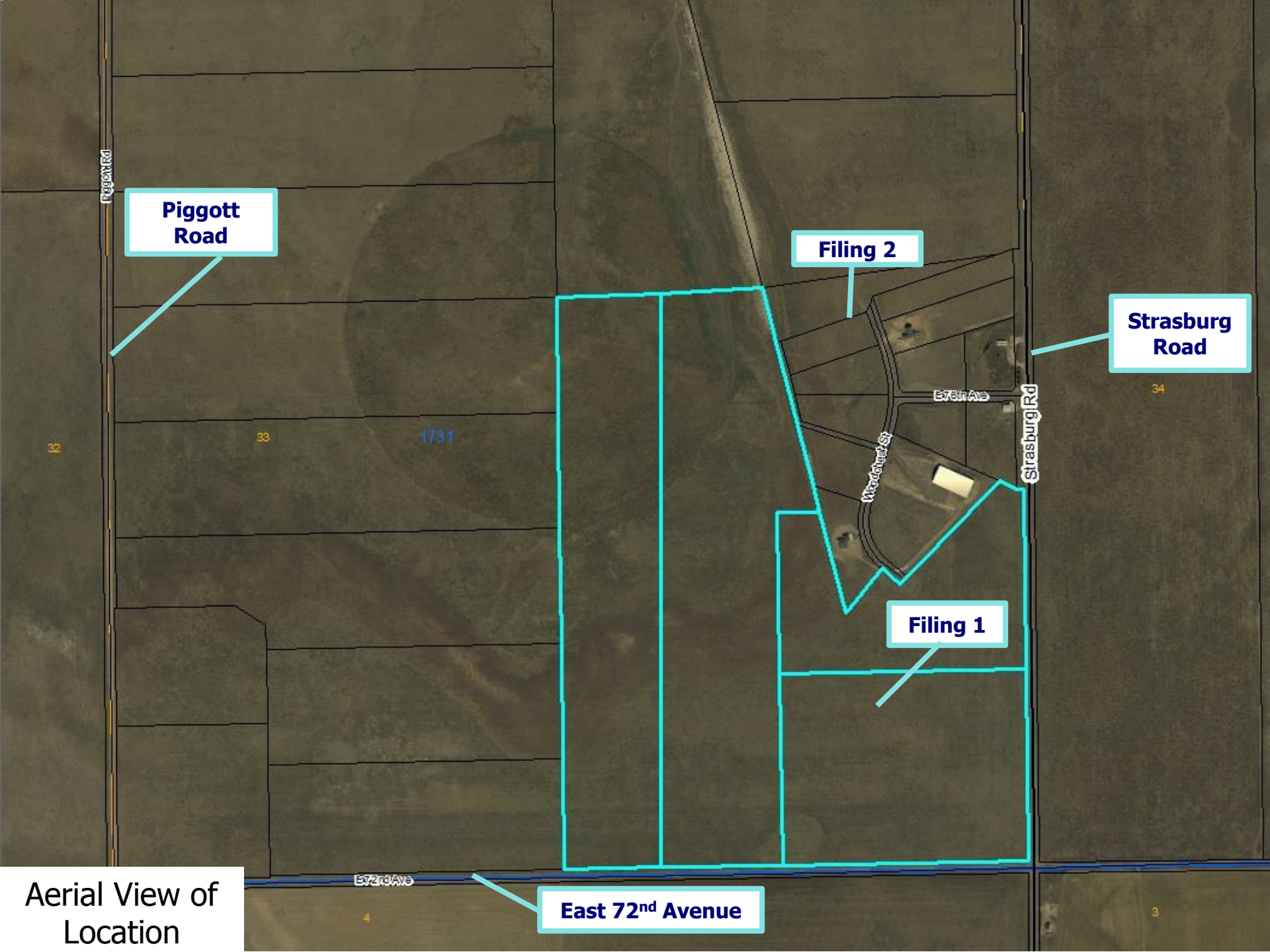


Preliminary Plat Request

- To create of 18 single-family residential lots.

Preliminary
Plat





Piggott Road

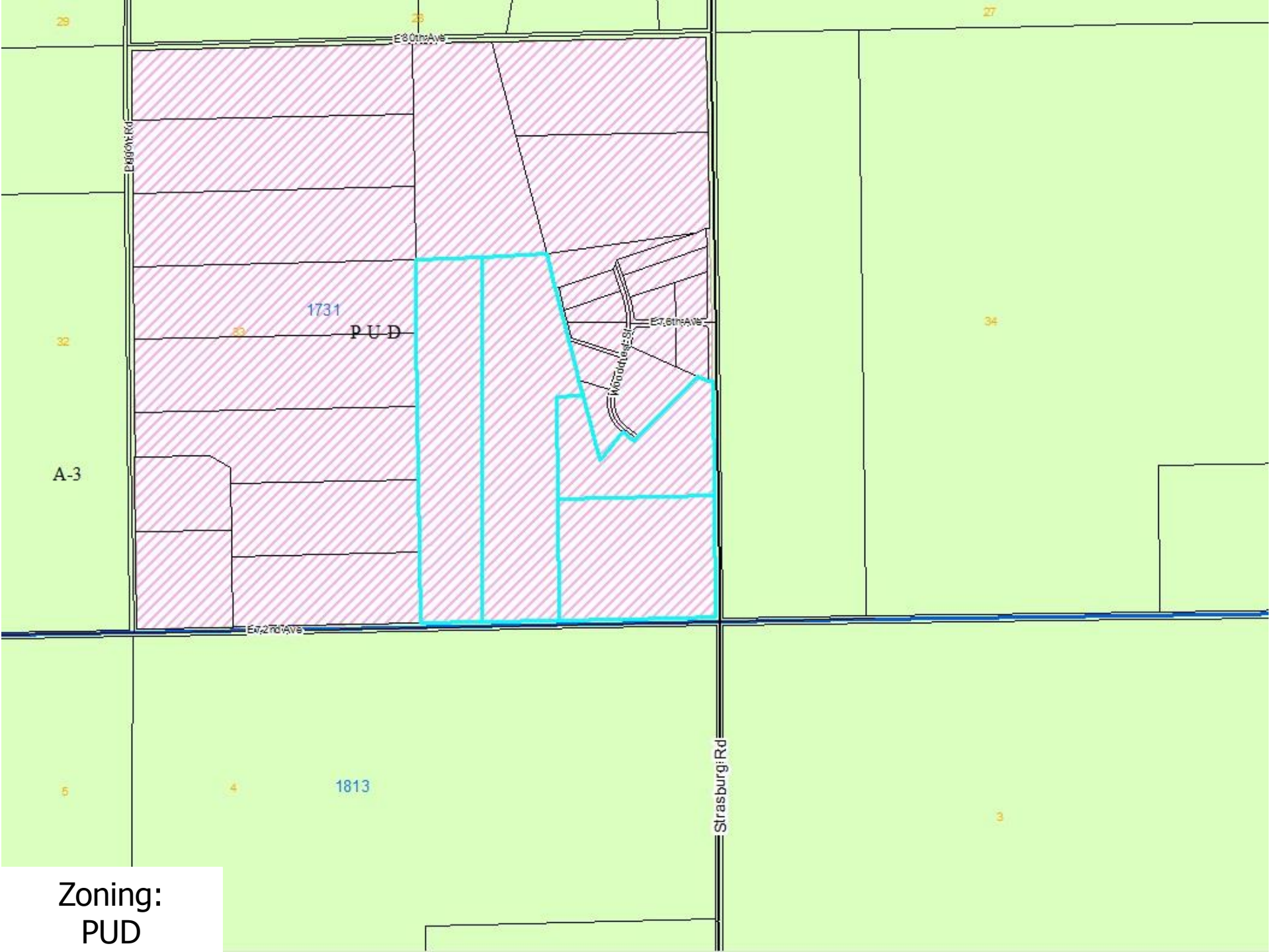
Filing 2

Strasburg Road

Filing 1

East 72nd Avenue

Aerial View of Location



E80th Ave

1731

PUD

A-3

1813

E72nd Ave

E78th Ave

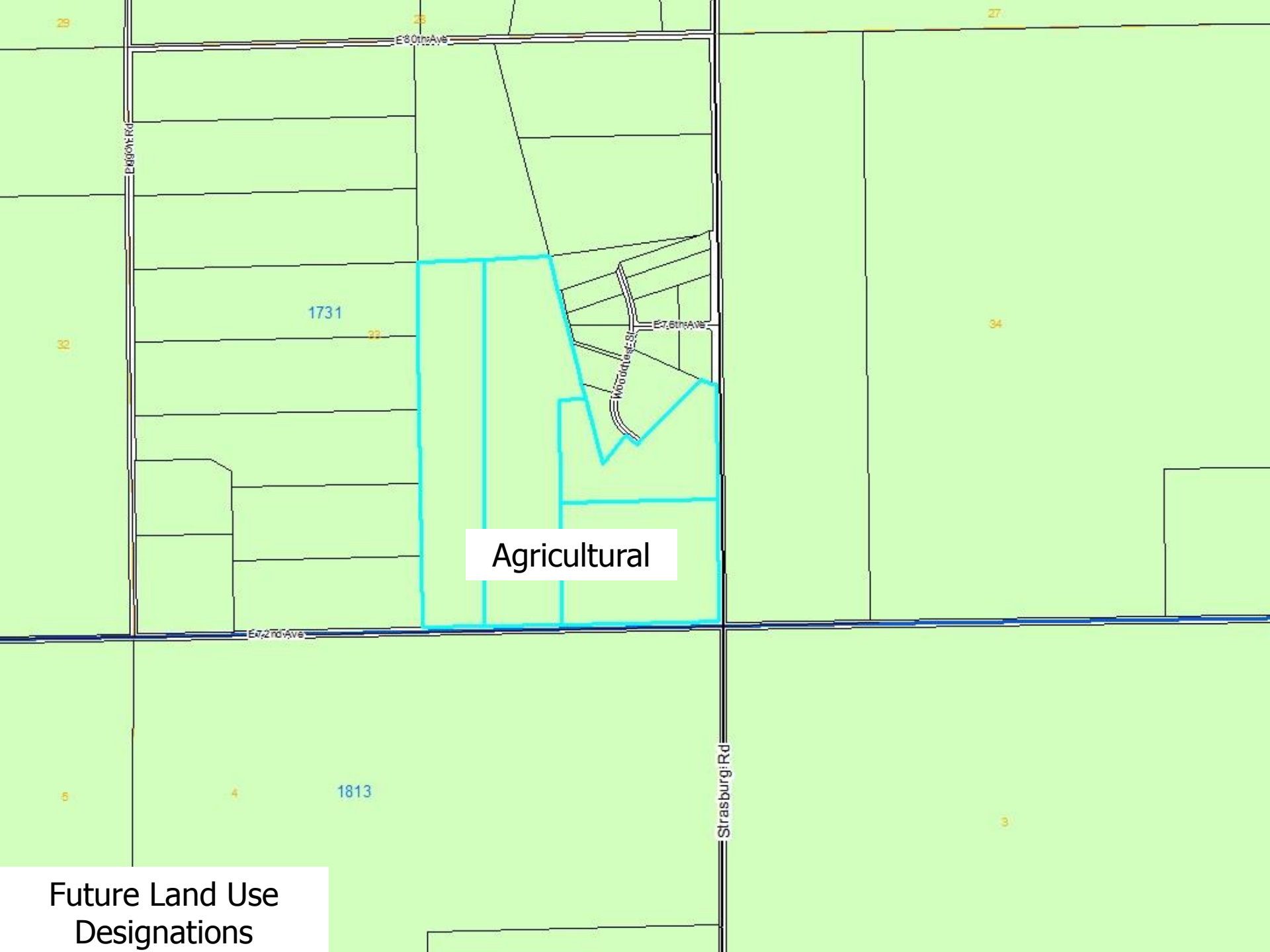
Woodridge St

Strasburg Rd

Zoning:
PUD

Grasslands at Comanche PUD

- Approved: January 14, 2008
- 210 acres reserved by conservation easement
- Allows for as many as 118 single-family residential lots.
- Currently, only 10 of the 118 single-family residential lots have been platted.



Agricultural

Future Land Use Designations

Criteria for Preliminary Plat Approval

Section 2-02-17-03-05

1. Comprehensive Plan
2. Purpose of Regulations
3. Subdivision Design Standards
4. Sufficient Water Supply
5. Established Sewage Disposal
6. Identification of Topographic Concerns
7. Adequate Drainage Improvements
8. Density Conformance
9. Compatibility to Area

Development Standards

- **Minimum Lot Size:** 2.5 acres
- **Minimum Lot Width:** 75 feet
- All lots would have access to public streets.

From
Woodchest Street





Referral Period

# of Notices Sent to nearby property owners	# of Comments Received
14	0

CDWR

Confirmed availability of water

CDOT

Increased development on Strasburg Road increases strain on Highway 36.

CGS

Collapsible Soils can be addressed when permitting structures

Staff Analysis Conclusion

- Proposal is consistent with approved PUD
- Adequate Water, Sewage, Drainage, Topographic Mitigation Addressed
- Compatible with Comprehensive Plan, Subdivision Standards, and Surrounding Area

PC Update

- Public Hearing on August 25, 2016
- Water availability beyond 300 years
- Planning Commission recommends **Approval** of the Preliminary Plat Application with 9 Findings-of-Fact, 7 Conditions, and 1 Note.

Findings of Fact for Approval

1. The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.
2. The preliminary plat is consistent with the purposes of these standards and regulations.
3. The preliminary plat is in conformance with the subdivision design standards and any approved sketch plan.
4. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
5. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.

Findings of Fact for Approval

6. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
7. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.
8. The overall density of development within the proposed subdivision conforms to the zone district density allowances.

Findings of Fact for Approval

9. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:
 - a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
 - b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;
 - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;

Recommended Conditions

1. The applicant shall submit to Adams County Development Services a final drainage analysis and report for review and approval with any application for final plat.
2. The applicant shall submit to Adams County Development Services a final traffic impact study for review and approval with any application for Final Plat.
3. A Subdivision Improvement Agreement and collateral shall be submitted with the final plat application.
4. Public Land Dedication (PLD) fees shall be submitted with any application for final plat.
5. Prior to or with the final plat, the applicant shall address all the comments and concerns from the Adams County Right-of-Way Section regarding final plat document requirements.
6. All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.
7. The applicant shall comply with the suggestions and comments of the Colorado Geological Survey as outlined in their letter dated April 21, 2016.

Recommendation

Condition Precedent #1: The applicant shall submit a revised version of the preliminary plat to reflect all changes to staff comments, including deleting shown lots on the plat that have expired and not part of the subject request. These revisions shall be submitted to staff no later than two weeks before the Board of County Commissioners hearing.

Note #1:

The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.

Findings of Fact for Approval

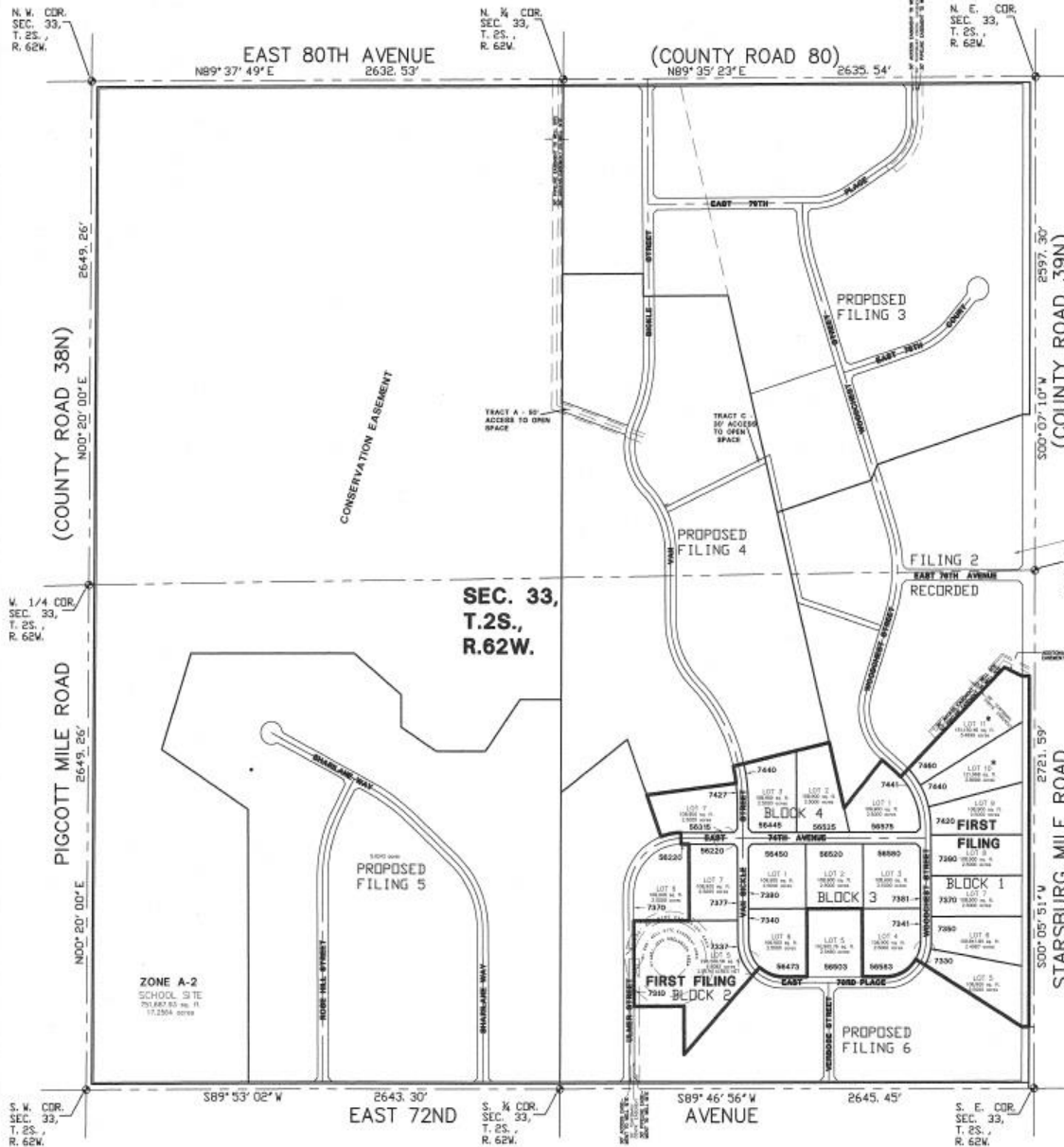
9. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:
 - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and
 - e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.

GRASSLANDS AT COMANCHE - FIRST FILING - Preliminary Plat

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

PLT2016-00012

SHEET 2 OF 5



SCALE: 1"=400'

FILING NO. 1	-	18 LOTS
FILING NO. 2 (RECORDED)	-	12 LOTS
FILING NO. 2 (AMENDED)	-	1 LOT
FILING NO. 3 (PROPOSED)	-	32 LOTS
FILING NO. 4 (PROPOSED)	-	30 LOTS
FILING NO. 5 (PROPOSED)	-	18 LOTS
FILING NO. 6 (PROPOSED)	-	9 LOTS
TOTAL		120 LOTS

* LOTS HERE FROM BUILDING SETBACK DETERMINED BY REQUIREMENT OF 150' LOT WIDTH AT BUILDING LINE.

GRASSLANDS AT COMANCHE - SECOND FILING IN RECEPTION NO. 200800005063
 AFFIDAVIT OF CORRECTION (SECOND FILING) IN RECEPTION NO. 201300046277
 GRASSLANDS AT COMANCHE - SECOND FILING - AMENDED PLAT IN RECEPTION NO. 2008000071020

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
 2090 East 104th Avenue, S-200
 Thornton, Colorado 80233
 303-452-4433 rwbysurveying@hotmail.com
 CAD FILE: C151801S7/C151801S72.DWG

Date Prepared: NOVEMBER 10, 2015
 REVISED 06-27-2016 PER CLIENT
 REVISED 08-16-2016 PER COUNTY COMMENT

GRASSLANDS AT COMANCHE - FIRST FILING - Preliminary Plat

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE PLT2016-00012
62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 3 OF 5

SEE SHEET 4 OF 5

- DENOTES: SET #5 REBAR & CAP, BAYER - P.L.S. 6973, FLUSH WITH GROUND
- DENOTES: SET #5 REBAR & CAP, BAYER - P.L.S. 6973, IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)

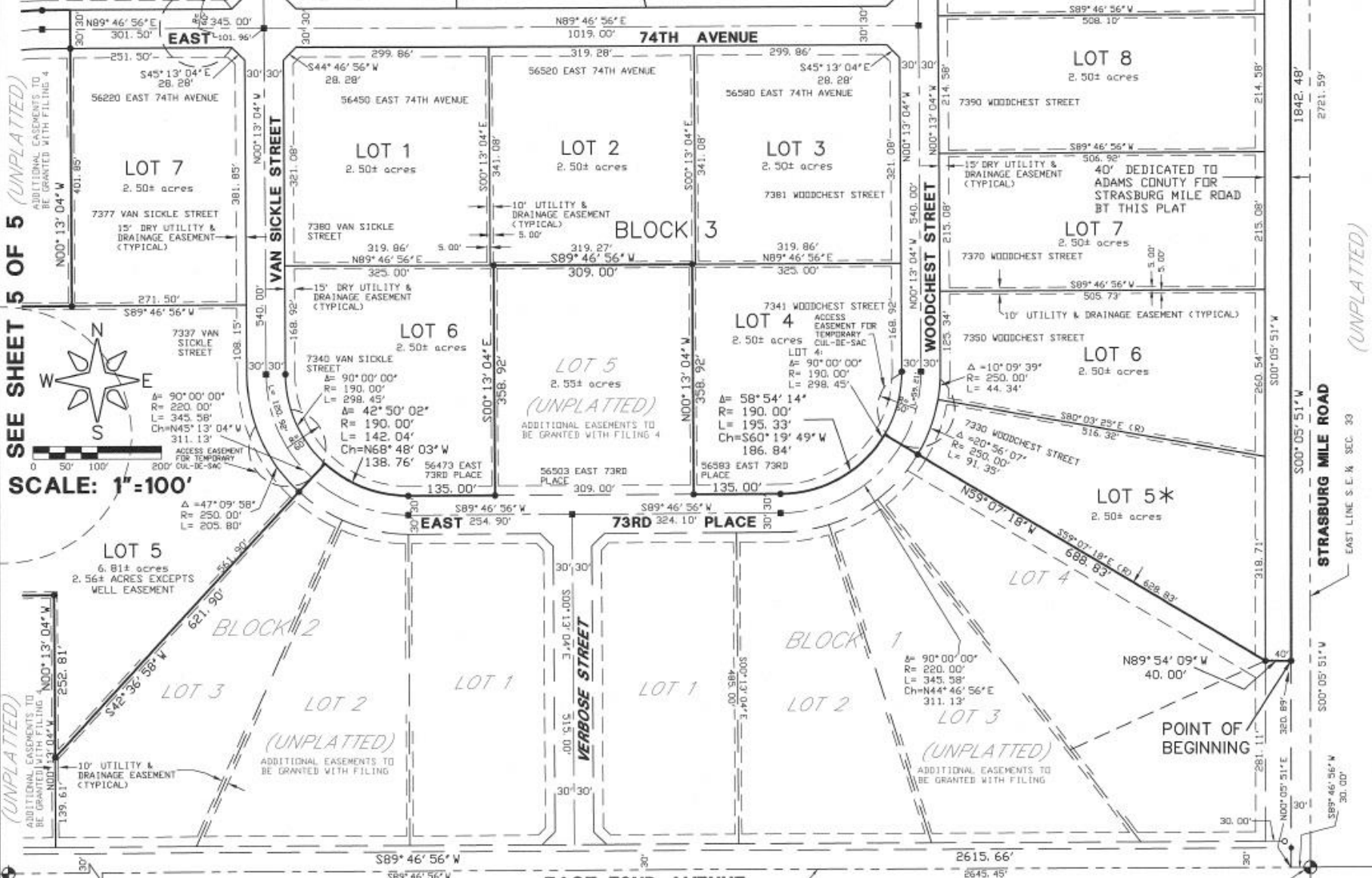
*LOTS WHERE FRONT BUILDING SETBACK DETERMINED BY REQUIREMENT OF 150' LOT WIDTH AT BUILDING LINE.

E. & COR. SEC. 33, T. 2S., R. 62W. (Existing 3-1/2" Alum Cap. in Range Box, P.L.S. 23519)

Prepared By:
R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwb@surveying@hotmail.com
CAD FILE: C1518B15T/C1518B15T3.DWG

Date Prepared: NOVEMBER 10, 2015
REVISED 08-16-2016 PER COUNTY COMMENT

ACCESS EASEMENT FOR TEMPORARY CUL-DE-SAC



SEE SHEET 5 OF 5 (UNPLATTED)

(UNPLATTED)

STRASBURG MILE ROAD
EAST LINE S. E. X. SEC. 33

GRASSLANDS AT COMANCHE - FIRST FILING - Preliminary Plat

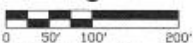
A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

E. & COR. SEC. 33,
T. 2S., R. 62W.
(Existing 3-W' Alum
Cap. in Range Box,
P. L. S. 23519)

LOT 14, BLOCK 1,
GRASSLANDS AT
COMANCHE - SECOND
FILING - AMENDED PLAT
(RECEPTION NO. 200800071020,
ADAMS COUNTY RECORDS)

PLT2016-00012

SHEET 4 OF 5



SCALE: 1"=100'
LEGEND

- DENTITES: EXISTING - #4 REBAR & CAP, P. L. S. 18475
- DENTITES: SET - #5 REBAR AND CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
- DENTITES: #3 REBAR & CAP, BAYER - P. L. S. 6973 IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)
- (R) DENTITES: BEARING IS RADIAL TO CURVE

(UNPLATTED)

ADDITIONAL EASEMENTS TO BE GRANTED WITH FILING 4

LOT 4,
BLOCK 4

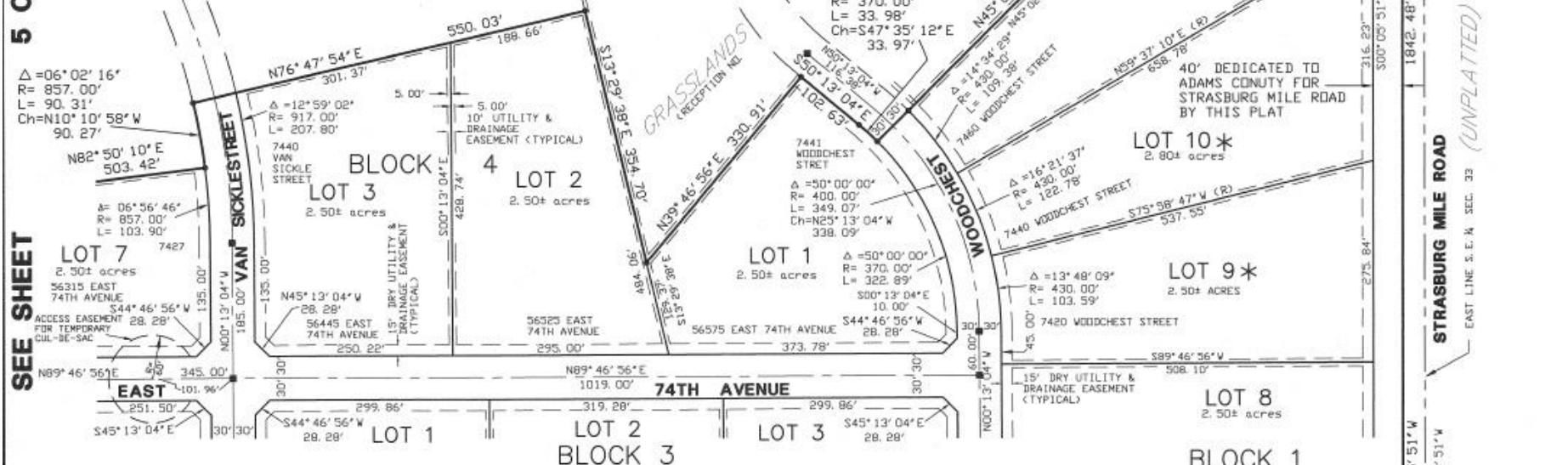
LOT 27,
BLOCK 4

AT COMANCHE - SECOND FILING
200800030043, ADAMS COUNTY RECORDS

5 OF 5

SEE SHEET

SEE SHEET 3 OF 5



Prepared By:
R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbbsurveying@hotmail.com
CAD FILE: C151881ST/C151881ST4.DWG

Date Prepared: NOVEMBER 06, 2015
REVISED 06-27-2016 PER CLIENT
REVISED 08-16-2016 PER COUNTY COMMENT

2721.59'

1842.48'

275.84'

500' 05' 51" W
500' 05' 51" W

UNPLATTED

GRASSLANDS AT COMANCHE - FIRST FILING - Preliminary Plat

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

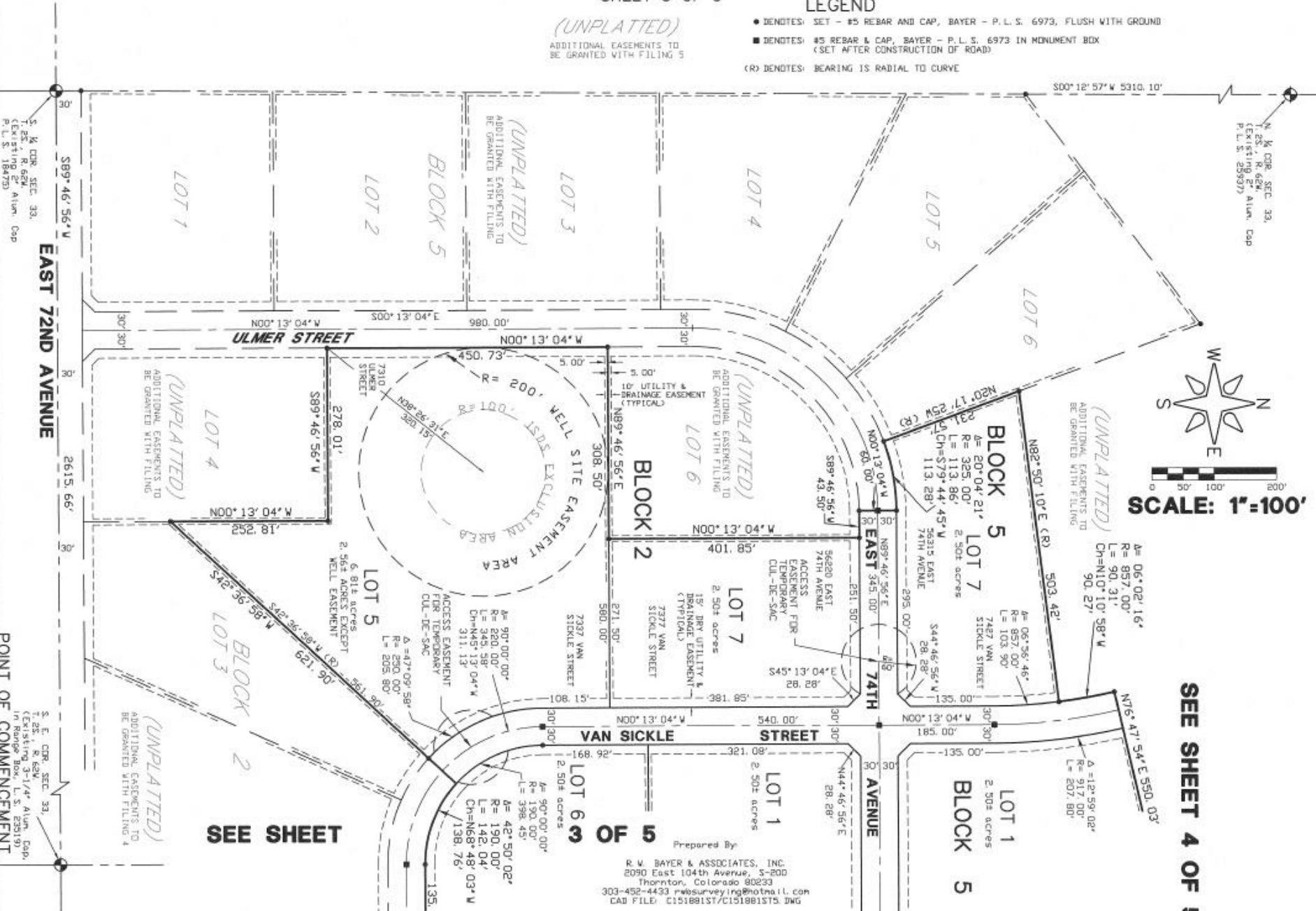
PLT2016-00012

SHEET 5 OF 5

LEGEND

- DENOTES: SET - #5 REBAR AND CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
- DENOTES: #5 REBAR & CAP, BAYER - P. L. S. 6973 IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)
- (R) DENOTES: BEARING IS RADIAL TO CURVE

(UNPLATTED)
ADDITIONAL EASEMENTS TO BE GRANTED WITH FILING 5



S. & COR. SEC. 33,
T. 2S., R. 62W.,
(Existing or Alun. Cap
P. L. S. 18473)

N. & COR. SEC. 33,
T. 2S., R. 62W.,
(Existing or Alun. Cap
P. L. S. 23537)

S. E. COR. SEC. 33,
T. 2S., R. 62W.,
(Existing 3-1/4" Alun. Cap,
In Range Box, L. S. 23519)

SEE SHEET

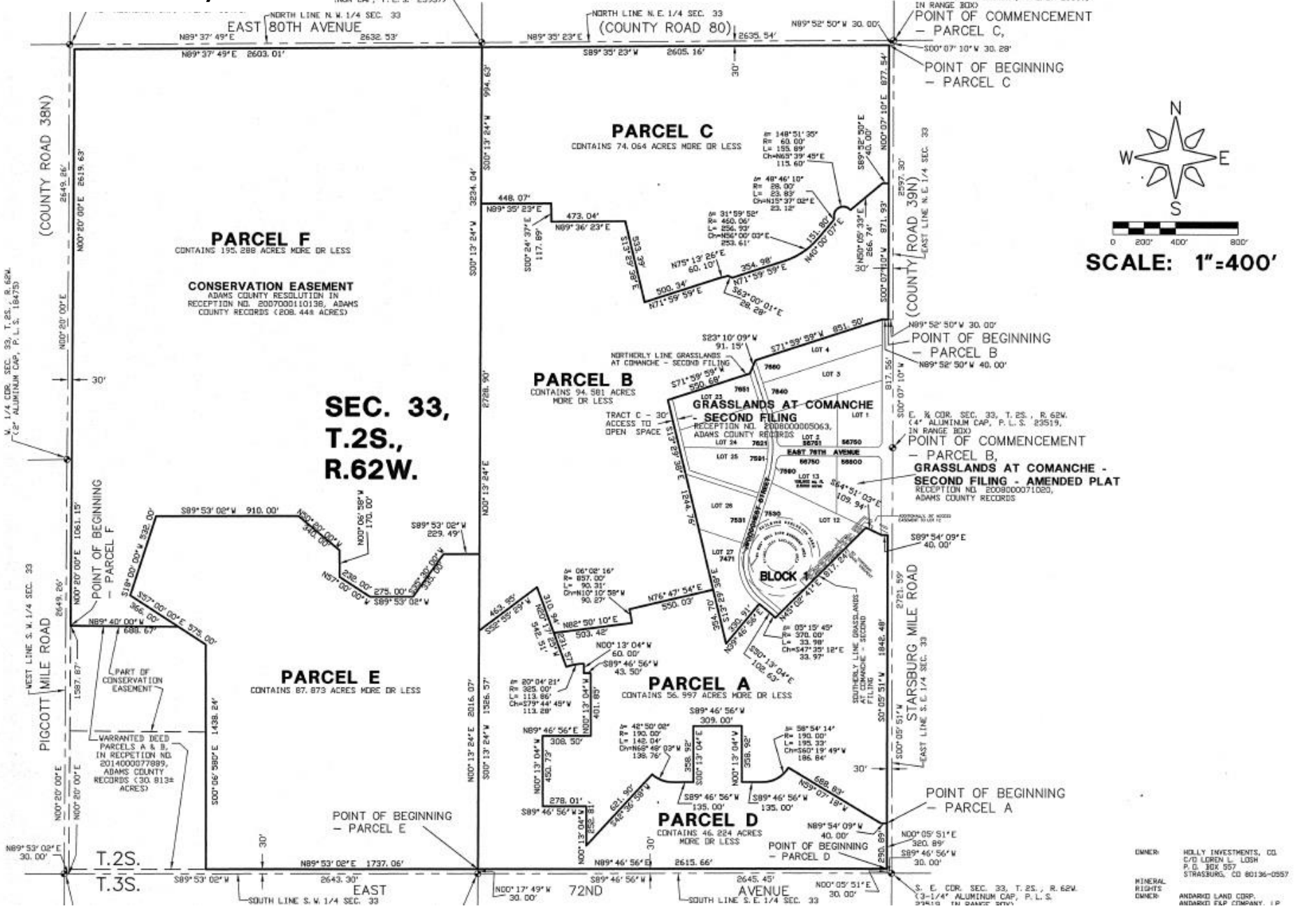
SEE SHEET 4 OF 5

Prepared By:
R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwb@surveying@hotmail.com
CAD FILE: C151891S17/C151891S15.DWG

Land Survey Plat

R. SEC. 33, T. 2S., R. 62W.
 (MUM CAP., P. L. S. 25937)

N. E. COR. SEC. 33, T. 2S., R. 62W.
 (3-1/4" ALUMINUM CAP., P. L. S. 23519,
 IN RANGE BOX)



SCALE: 1"=400'