

Country Club Ranchettes

PLT2017-00016

East of E. 162nd Avenue & Hayesmount Road

January 15, 2019

Board of County Commissioners Public Hearing
Community and Economic Development Department

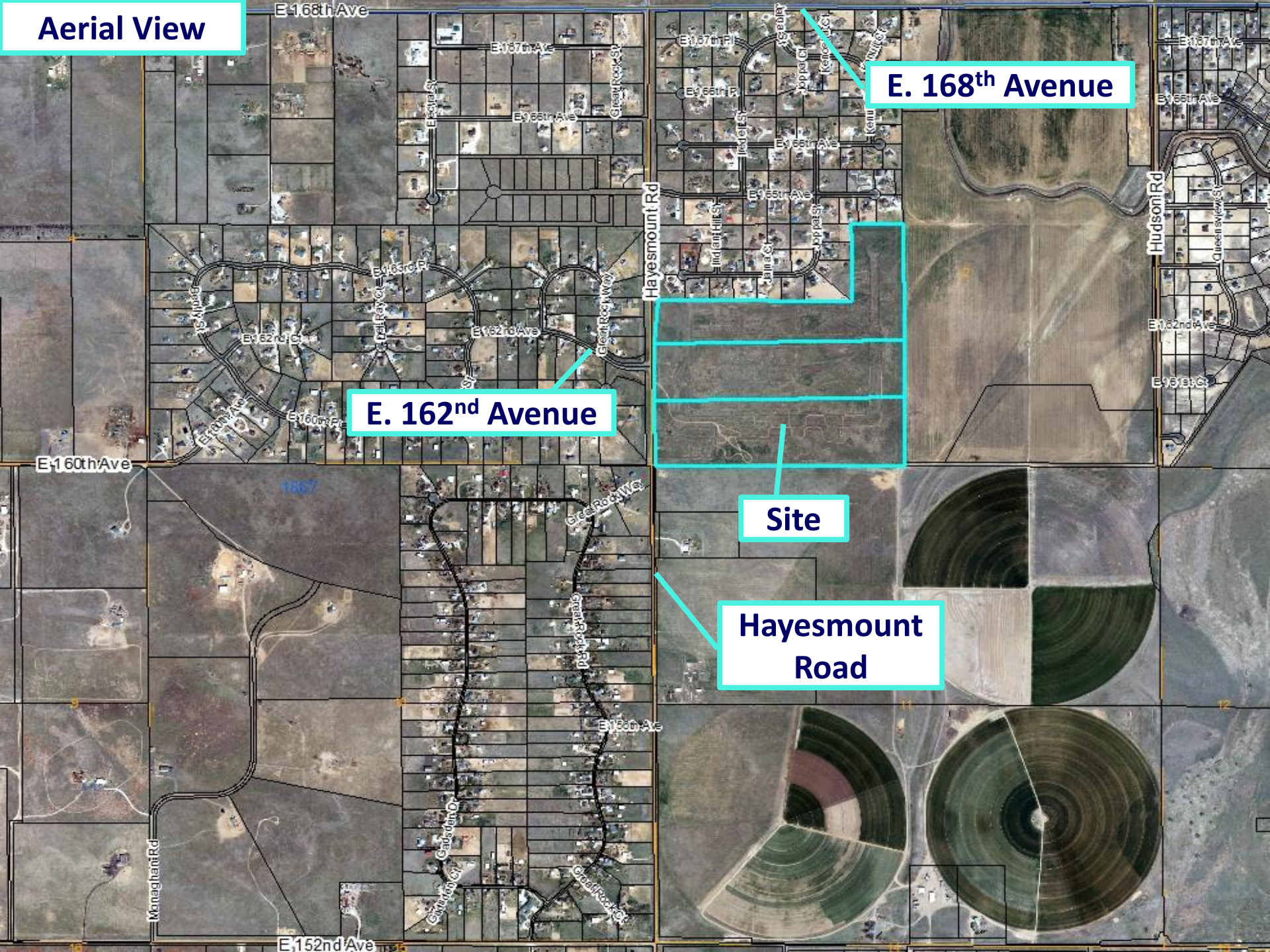
Case Manager: Greg Barnes



Request

Preliminary plat for major subdivision to create 56 lots on 120.5 acres

Aerial View



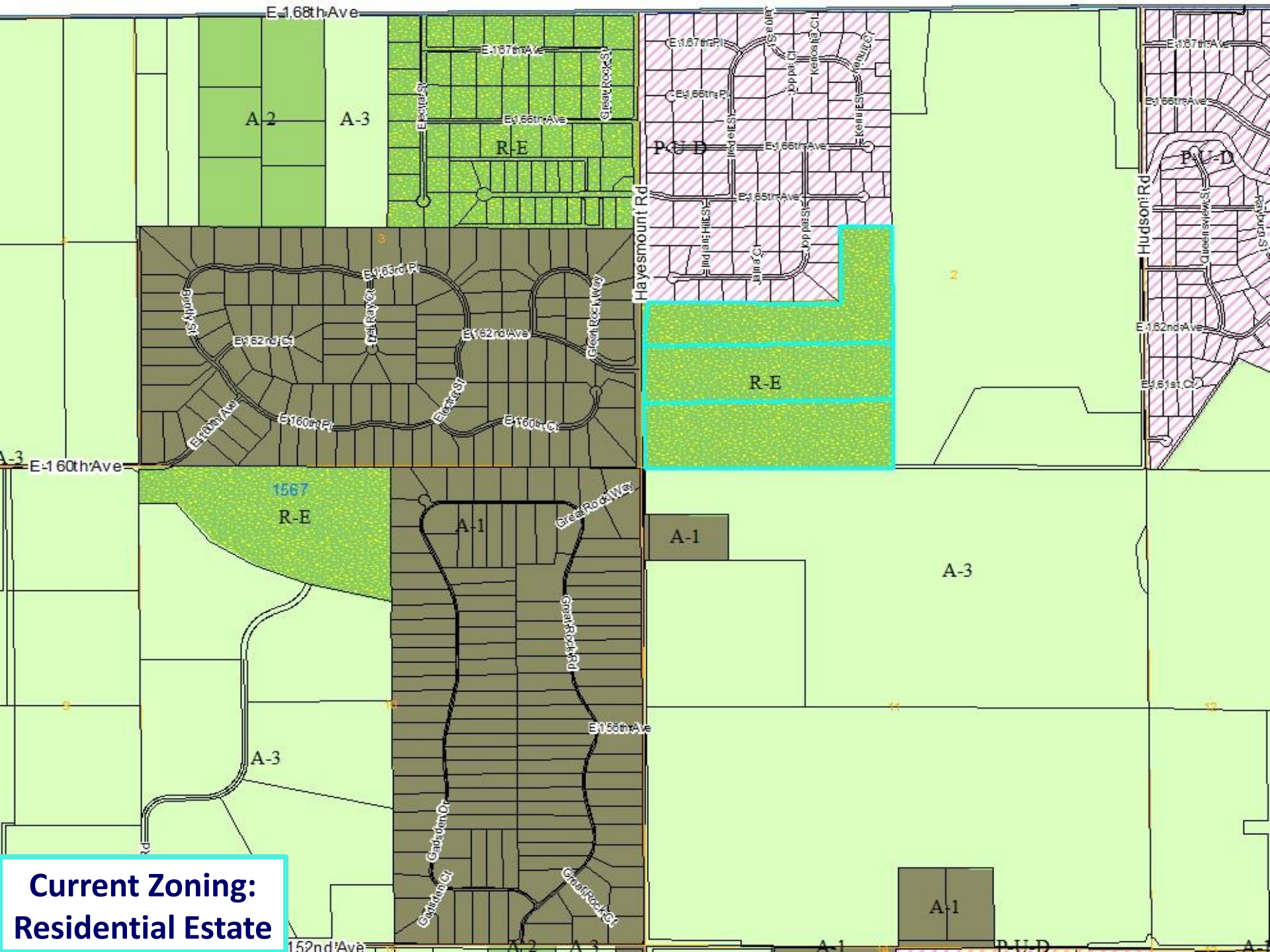
E. 168th Avenue

E. 162nd Avenue

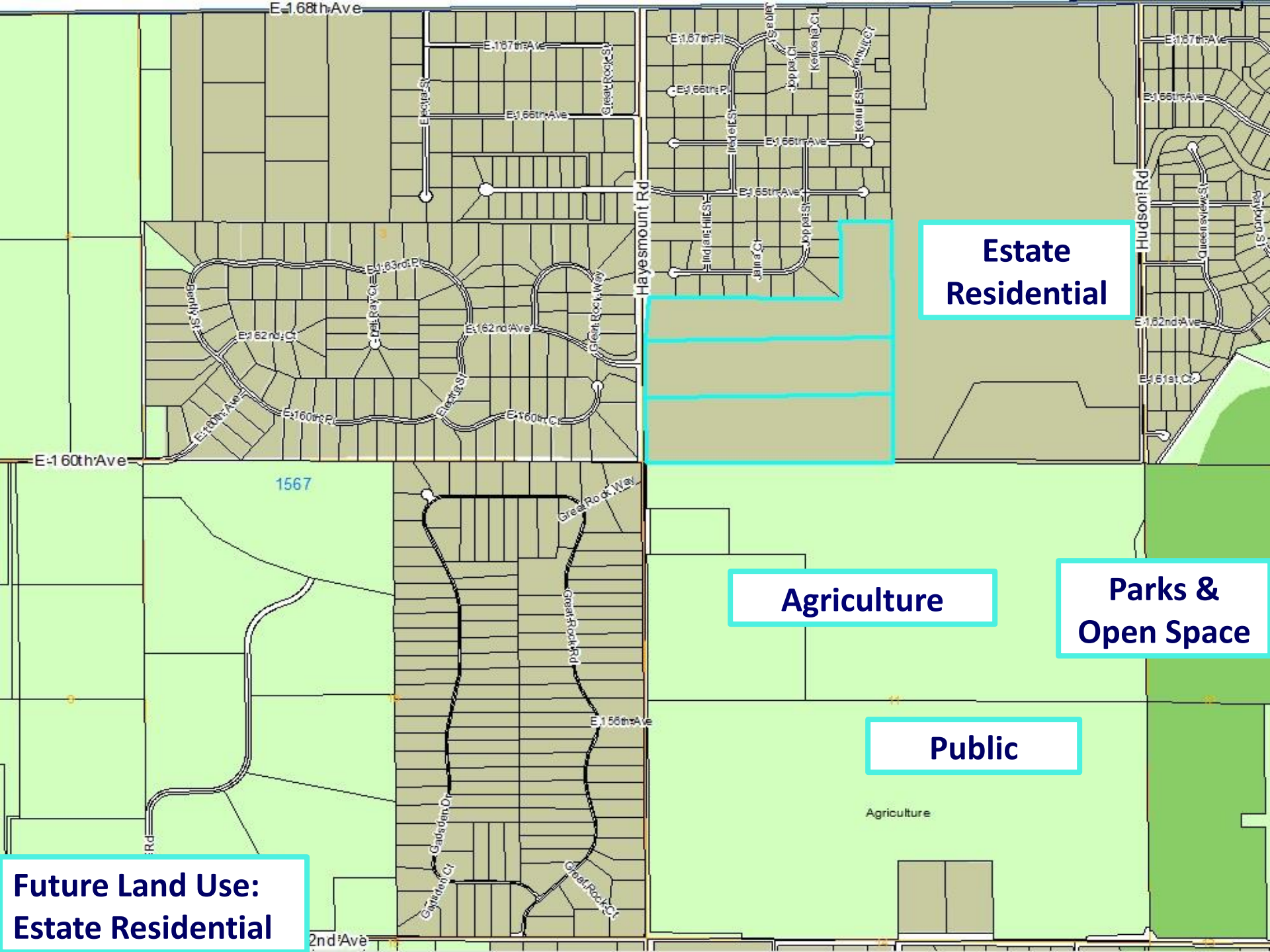
Site

Hayesmount Road

E 152nd Ave



**Current Zoning:
Residential Estate**



Estate Residential

Agriculture

Parks & Open Space

Public

**Future Land Use:
Estate Residential**

1567

Agriculture

2nd Ave

Criteria for Major Subdivision Preliminary Plat Approval

Section 2-02-17-03-05

1. Consistent with Comprehensive Plan
2. Consistent with Development Standards
3. Conforms to Subdivision Design Standards
4. Sufficient Water Supply
5. Established Sewage Disposal
6. Identified Soil & Topographical Issues
7. Adequate Drainage Improvements
8. Conforms to Density Standards
9. Compatible & Harmonious to Surrounding Area

REBAR
MINIMUM CAP
3027, 2000"

59
60
61
62
63

TRACT C
AVENUE

TRACT B

1

2

COMMENCING
WEST CORNER
2, T1S, R65W
ALUMINUM CAP
38307, 2010"

HAYESMOUNT ROAD

(BASIS OF BEARINGS)
N 00°28'57" W 2652.29'
N 00°11'20" E 1830.61' (R)
N 00°28'57" W 1830.71' (M)

OL 38A
OL 37A
OL 36A
OL 35A
OL 34A

POINT OF BEGINNING

SOUTH LINE OF THE NORTHWEST
QUARTER OF SECTION 2, T1S, R65W
S 89°50'29" E 2643.22'
NORTH LINE OF THE SOUTHWEST
QUARTER OF SECTION 2, T1S, R65W

ROCKING HORSE FARMS
RECORDED NOVEMBER 10, 1998 AT RECEPTION NO. C0611915

E. 163RD PLACE

(S 89°12'34" E 2073.54') (R)
S 89°53'01" E 2073.58' (M)

N 89°31'07" E (M)
540.47' (540.04')

(N 00°07'27" E 855.37') (R)
N 00°32'38" W 855.12' (M)

EAST LINE OF THE SOUTHWEST
QUARTER OF SECTION 2, T1S, R65W

S 00°31'14" E 2650.41' (M)

162ND AVENUE

E. 162ND AVE.

HARDWICK STREET

161ST AVENUE

KENOSHA STREET

N 89°52'57" W 2614.95' (M)
(N 89°12'04" W 2615.58') (R)

N 89°52'57" W 2644.95'
(N 89°12'04" W 265.58')

UNPLATTED

SOUTH QUARTER CORNER SECTION
FOUND NO. 5 REBAR W/2.5" ALUM
STAMPED, "ALPHA ENGINEERING 15"
FOUND NO. 6 REBAR W/2" ALUMINUM
STAMPED "PE/LS 11389, 2002"
S 48°15'58" E 0.81'

Proposed Preliminary Plat

- 56 single-family residential lots



Development Standards

RE Zone District

- Minimum Lot Size:
 - 1 acre (required)
- Minimum Lot Width:
 - 100 ft (required)
- Proposed:
 - 1.01 acre minimum
 - 152 ft lot width minimum

Analysis

- Water:
 - Water provided by Greatrock North Water District
 - Confirmed by Colorado Division of Water Resources
 - Septic will be individual per lot
 - Confirmed by TCHD
- Electric Service:
 - Provided by United Power













Referral Period

Notices Sent	Comments Received
288	4

2,640 foot referral distance

Public comments: HOA (2)

Impact on Schools

Traffic (2)

No objections:

CGS suggested Topographical
Conditions

Planning Commission Update

December 13, 2018

- No members of public spoke at hearing

Questions/Concerns:

- Access to Hayesmount Road

Vote:

- Approval (5-0)

Recommendation

(PLT2017-00016 – Country Club Ranchettes)

- Consistent with Comprehensive Plan
- Compatible with surrounding area
- Water, Sewage, & Electric Service Provided

Approval of the preliminary plat with 9 findings-of-fact, 7 conditions, and 1 note.

Recommended Conditions

1. The applicant shall submit to the Adams County Community and Economic Development Department a final drainage analysis and report for review and approval with any application for a final plat.
2. The applicant shall address comments from the Brighton Fire District (Exhibit 4.2) dated December 27, 2018.
3. The applicant shall submit to the Adams County Community and Economic Development Department a final traffic impact study for review and approval with any application for a final plat.
4. A Subdivision Improvements Agreement and collateral shall be submitted with the final plat application.
5. A public land dedication fee for parks and schools shall be paid to Adams County prior to or with the final plat submittal. This fee shall be determined by the fee structure specified in Section 5-05 of the Adams County Development Standards and Regulations.
6. All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.
7. Prior to development, all septic fields, cisterns, or any below-grade structures be removed; and all existing depressions and berms should also be graded out

Recommended Findings-of-Fact

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.
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.

Recommended Findings-of-Fact

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.
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;

Recommended Findings-of-Fact

- 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;\
- 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.

Recommended Note

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