

Gutierrez Rezone

RCU2022-00015

2121 Highway 7

Community & Economic Development
Department

August 9, 2022

Board of County Commissioners Public Hearing

Presented by: Lia Campbell, Planner I



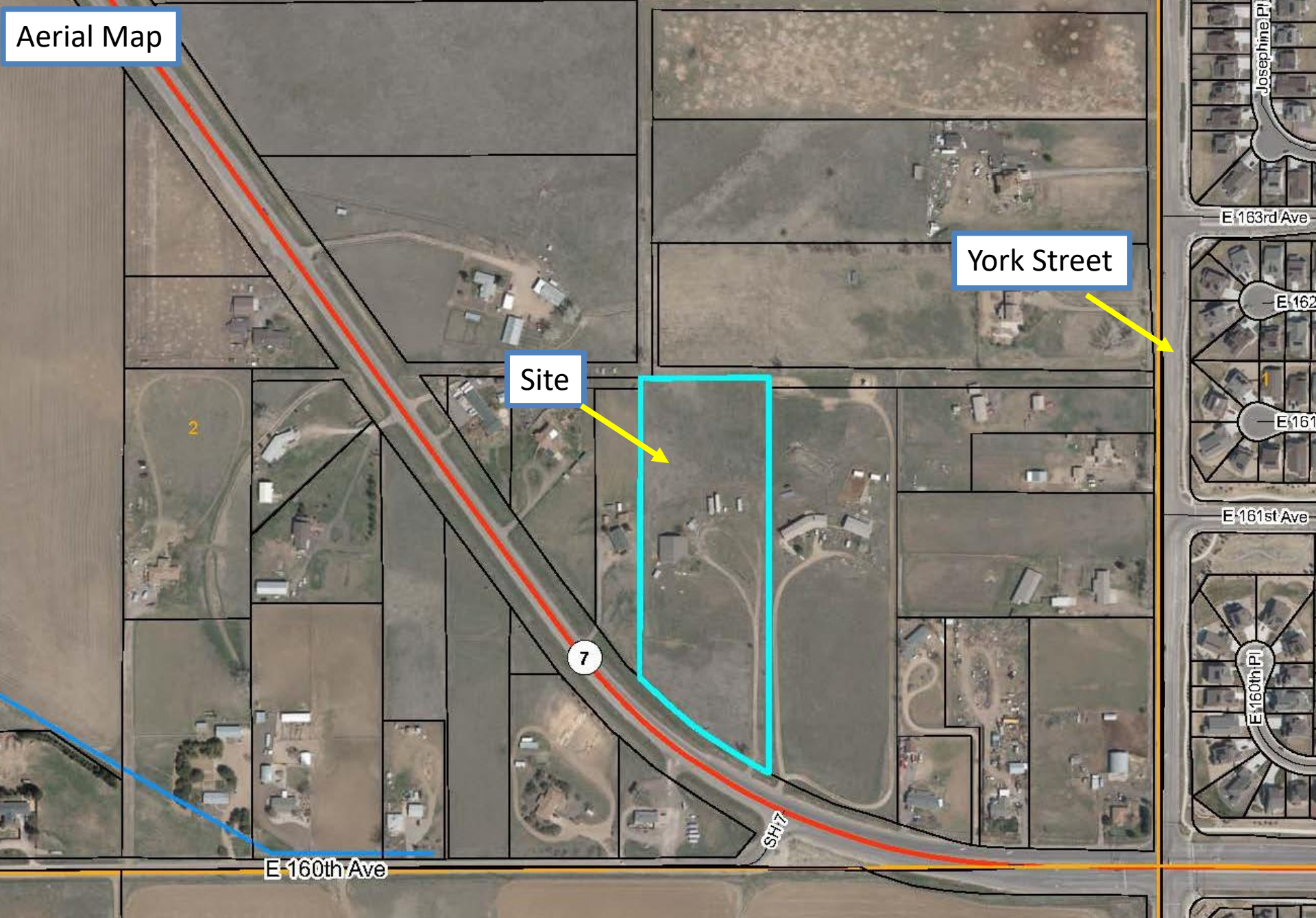
ADAMS COUNTY
COLORADO

Request

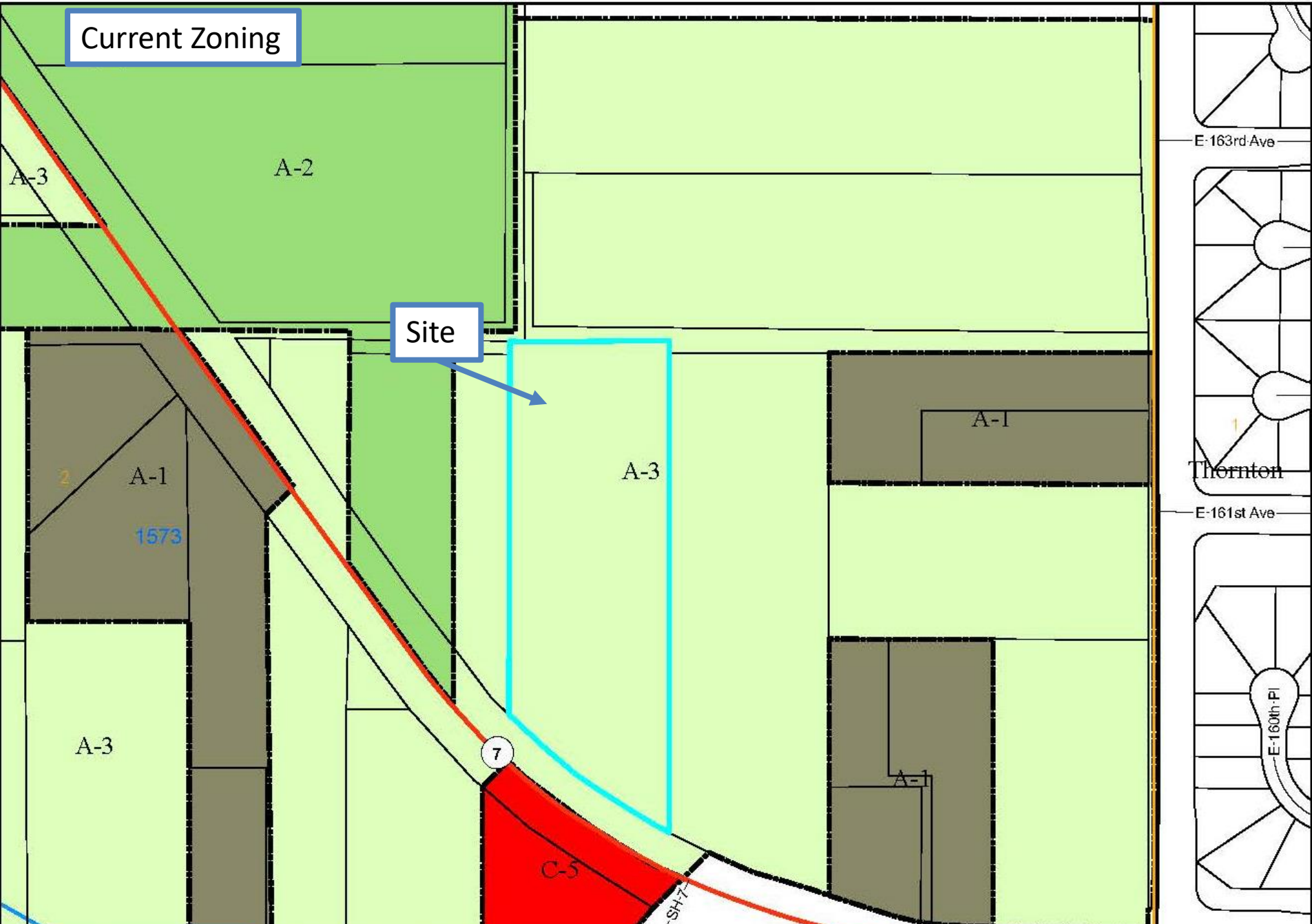
Rezoning:

- Current Zoning: Agricultural-3 (A-3)
- Proposed Zoning: Agricultural-1 (A-1)

Aerial Map



Current Zoning



Proposed Zoning

Site

—E-163rd Ave—

Thornton

—E-161st Ave—

E-160th-P1

Future Land Use Map

Urban Residential

Site

1573

7

SH-7

Ave

Josephine Pl

E-163rd Ave

E-162nd Ct

E-161st Ct

E-164th Ave

Policy 19.2.c Compatibility – Do not rezone land to more intensive residential uses if such would be incompatible with surrounding community character in terms of scale of development, architectural design, street layout and design, setbacks, and other similar factors.

Urban residential areas are designated for single and multiple family housing, typically at urban densities of one dwelling per acre or greater.

Criteria for Rezoning Approval

Section 2-02-15-06-02

1. Consistent with Comprehensive Plan
2. Consistent with Development Standards
3. Complies to Development Standards
4. Harmonious & Compatible to the surrounding area





South



West



East



Public Comment and Referral Agencies

Notifications Sent	# Comments Received
43*	1

* Property owners and occupants within 1000 ft

- 1 public comment of support: General support
- Responding with Concern: City of Thornton
- Responding without Concern: Adams County Sheriff, City of Westminster, Colorado Department of Public Health and Environment, Colorado Department of Transportation (CDOT), North Metro Fire Rescue District, Tri-County Health Department (TCHD), United Power, Xcel Energy (Xcel)

Recommendation / PC Update

PC Update:

- July 14, 2022
- 1 public comment
- Concerns: City of Thornton
- Approval (5-0) with 4 findings-of-fact and 2 notes to applicant

Staff Recommendation:

Staff recommends APPROVAL of the proposed Rezoning (RCU2022-00015) with 4 Findings-of-Fact and 2 Notes

Recommended Findings-of-Fact

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations
4. The Zoning Map amendment 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.

Notes

1. Approval of the rezone request is not an approval of the conceptual site plan. Applicant must obtain building permits for any building construction they wish to do on the property.
2. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.