

Xmore Acres

PLT2021-00019

2580 Xmore Road

Community & Economic Development Department

August 16, 2022

Presented by: Layla Bajelan, Senior Long Range Planner

On behalf of Greg Barnes, Senior Planner

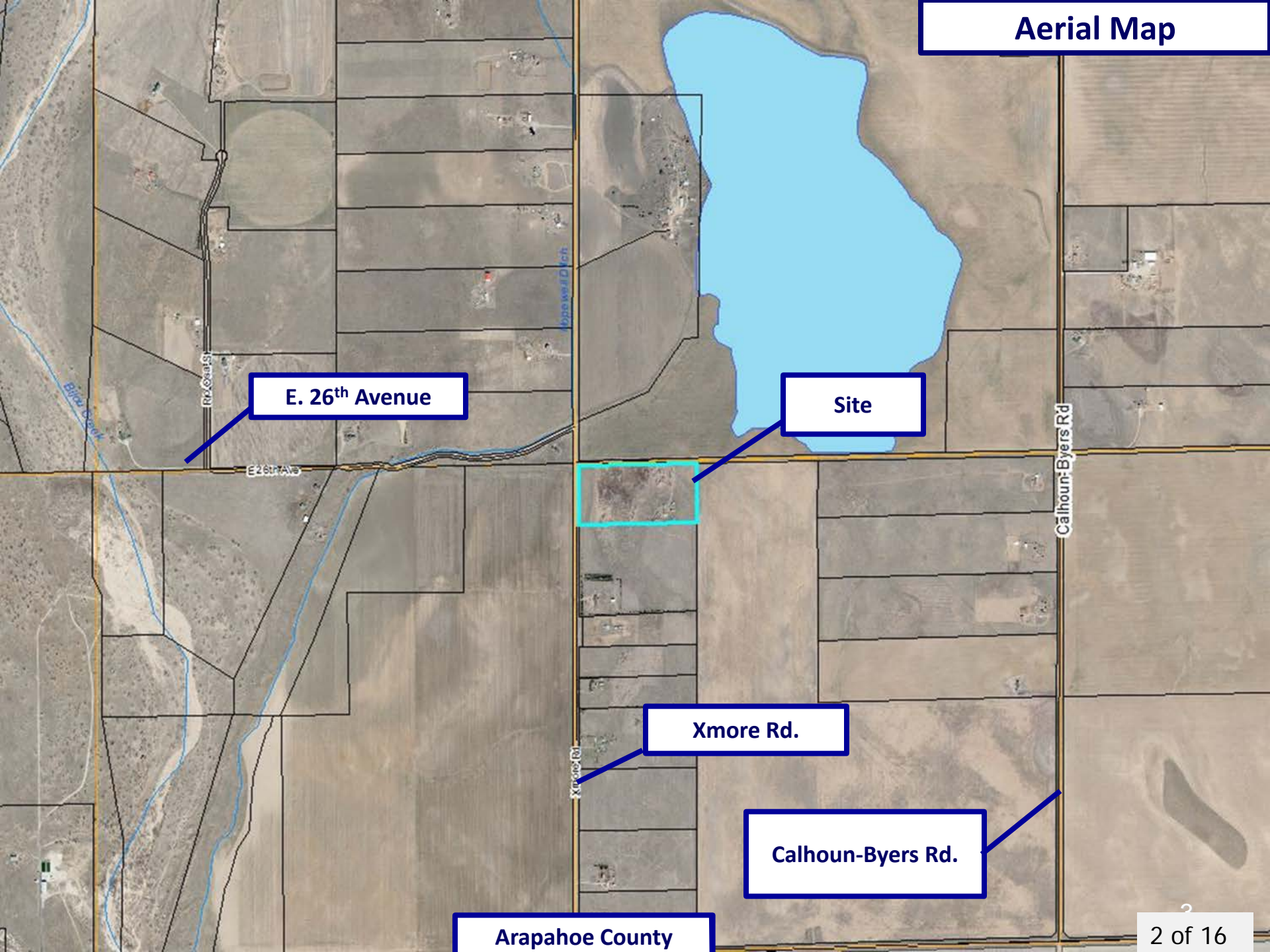


ADAMS COUNTY
COLORADO

Request

- Minor Subdivision Final Plat
 - One lot
 - 19.9 acres
- Background:
 - Illegally created in March of 1973

Aerial Map



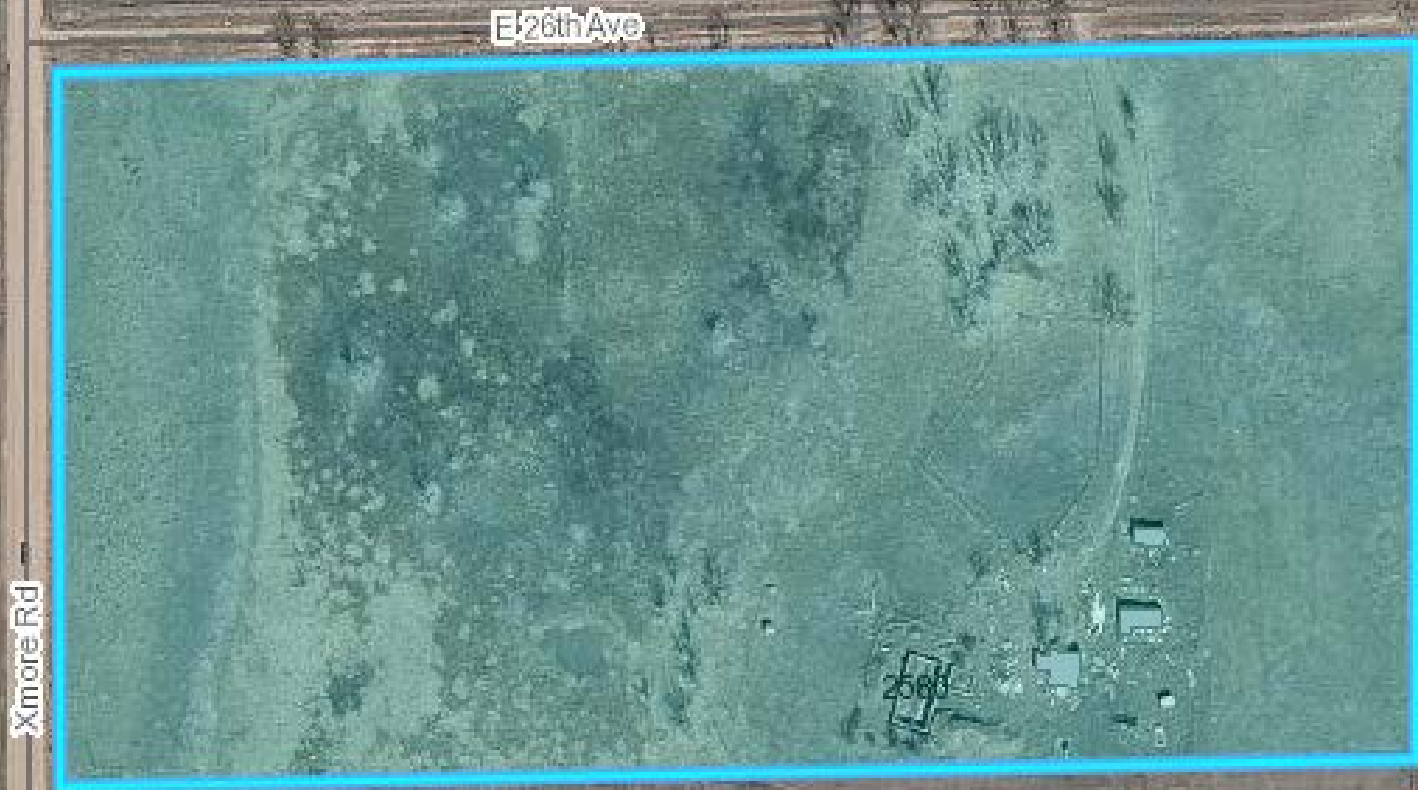
E. 26th Avenue

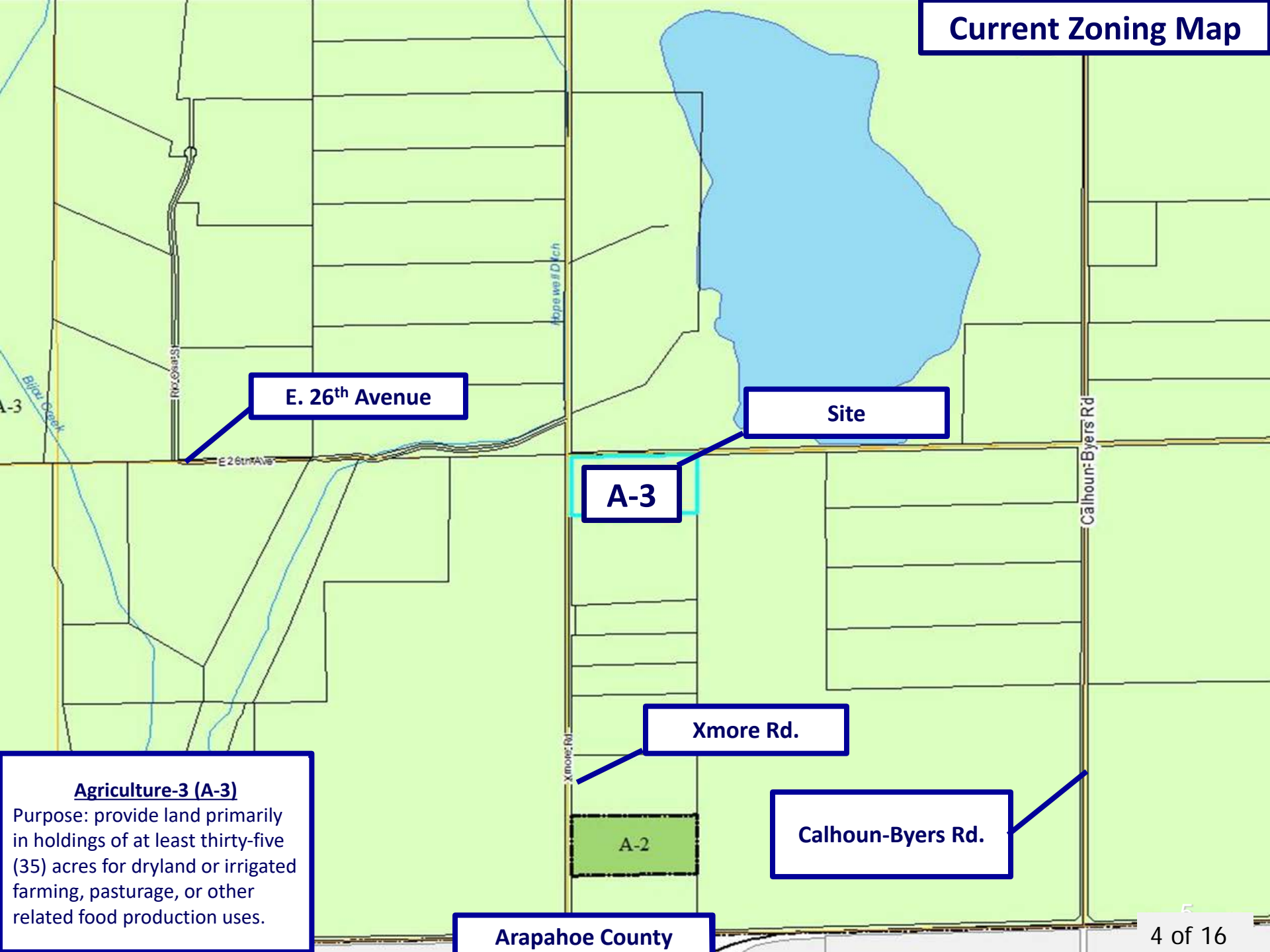
Site

Xmore Rd.

Calhoun-Byers Rd.

Arapahoe County





E. 26th Avenue

Site

A-3

Xmore Rd.

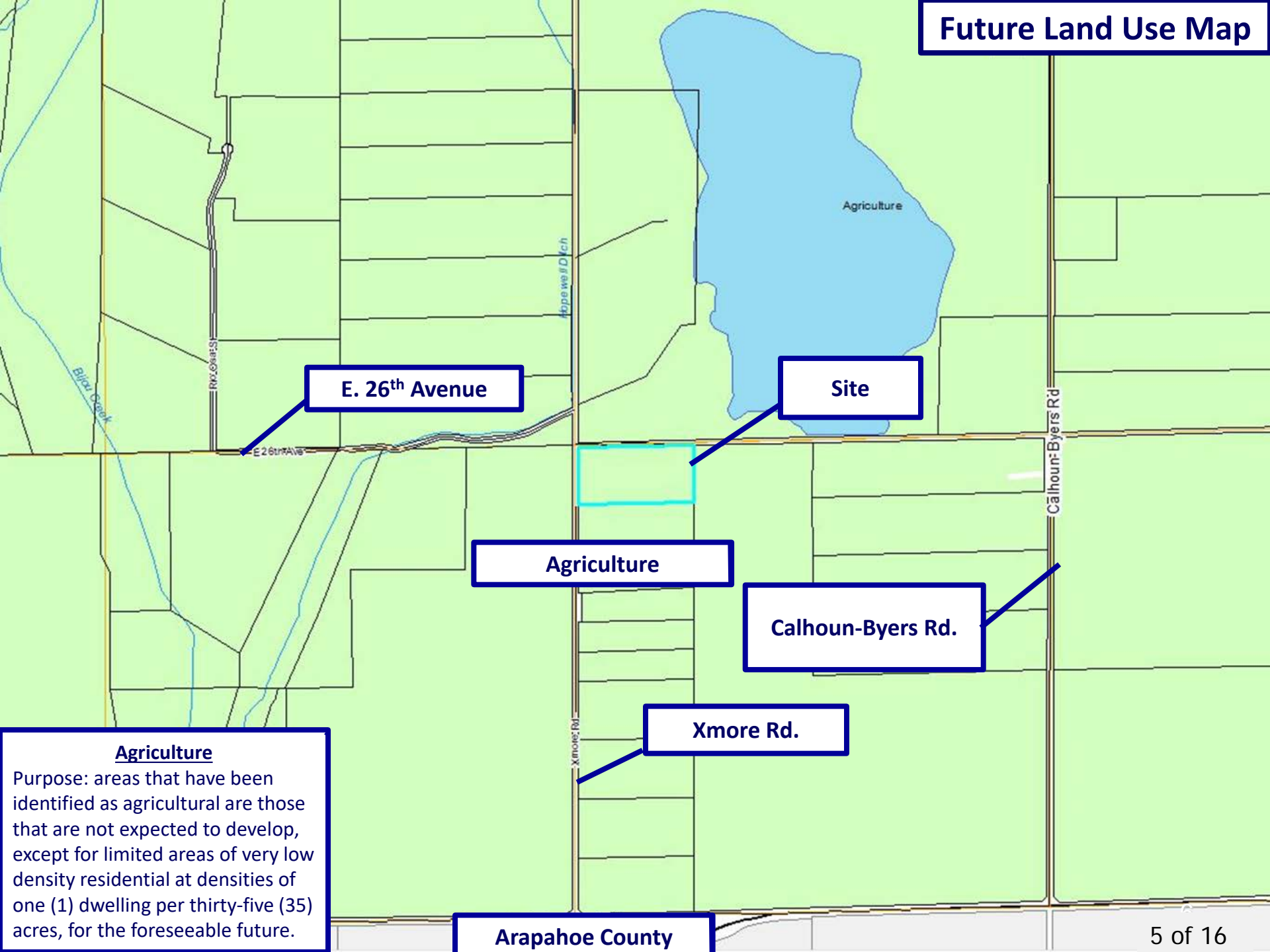
A-2

Calhoun-Byers Rd.

Agriculture-3 (A-3)

Purpose: provide land primarily in holdings of at least thirty-five (35) acres for dryland or irrigated farming, pasturage, or other related food production uses.

Future Land Use Map



E. 26th Avenue

Site

Agriculture

Calhoun-Byers Rd.

Xmore Rd.

Agriculture

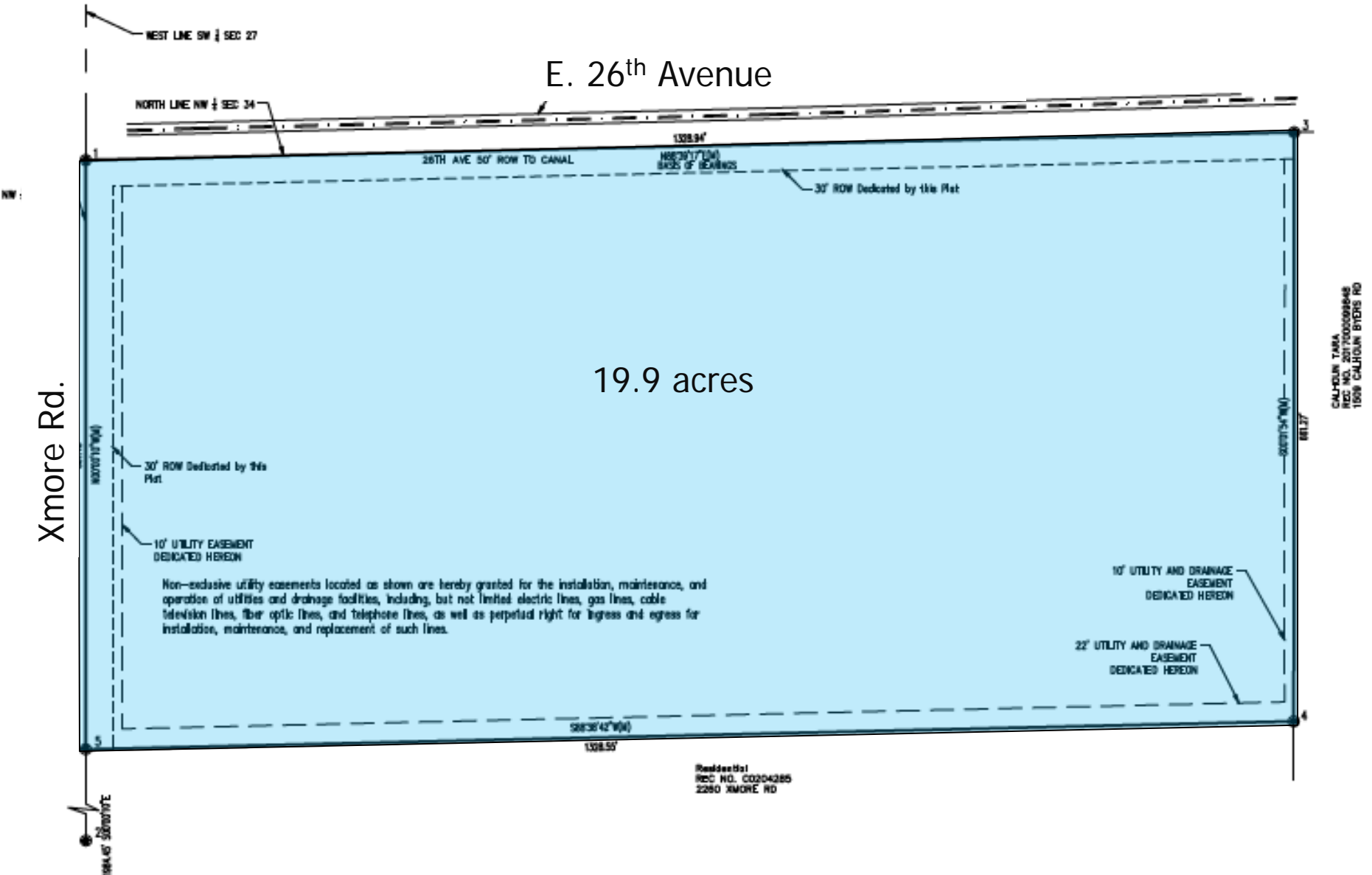
Purpose: areas that have been identified as agricultural are those that are not expected to develop, except for limited areas of very low density residential at densities of one (1) dwelling per thirty-five (35) acres, for the foreseeable future.

Arapahoe County

Criteria for Minor Subdivision Final Plat

Section 2-02-20-03-05

1. Conforms with subdivision design standards
2. Adequate water supply
3. Adequate sewer service
4. Any soil or topographical conditions have been identified
5. Adequate drainage infrastructure
6. Public infrastructure (curb, gutter, sidewalk)
7. Consistent with Comprehensive Plan and applicable subarea plans
8. Consistent with development standards
9. Compatible with surrounding area



Proposed Final Plat

Development Standards Agriculture-3 (A-3)

- Minimum lot size:
 - Required: 35 acres
 - Proposed: 19.9 (Variance Approved)
- Minimum lot width
 - Required: 600 feet
 - Proposed: 661 feet
- Individual Well and Septic System



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Site Conditions

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Referral Comments

Notifications Sent*	#Comments Received
18	0

*Property owners and occupants within 1320 ft.

Public Comment: None

Responding without Concern: Colorado Division of Water Resources, Colorado Geological Survey, Lumen, Strasburg 31 J School District, Tri-County Health Department, Xcel Energy

PC Update/Staff Recommendation

PLT2021-00019- Xmore Acres

PC Update:

- PC Hearing: July 28, 2022
- Approval (7-0) with 11 Findings-of-Fact and 1 Note to the Applicant
- No concerns
- No members of the public

Recommendation:

Staff recommends APPROVAL of the subject request (PLT2021-00019) with 11 Findings-of-Fact and 1 Note to the Applicant

Recommended Findings-of-Fact

1. The final plat is consistent and conforms to the approved sketch plan.
2. The final plat is in conformance with the subdivision design standards.
3. 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.
4. 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.
5. 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

6. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.
8. The final plat is consistent with the Adams County Comprehensive Plan and any available area plan.
9. The final plat is consistent with the purposes of these standards and regulations.
10. The overall density of development within the proposed subdivision conforms to the zone district density allowances.

Recommended Findings-of-Fact

11. 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 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; and
 - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design.

Recommended Notes

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