

# Heffley Subdivision PLT2016-00013

September 13, 2016

Board of County Commissioners

Department of Community and Economic Development

Case Manager: Chris LaRue

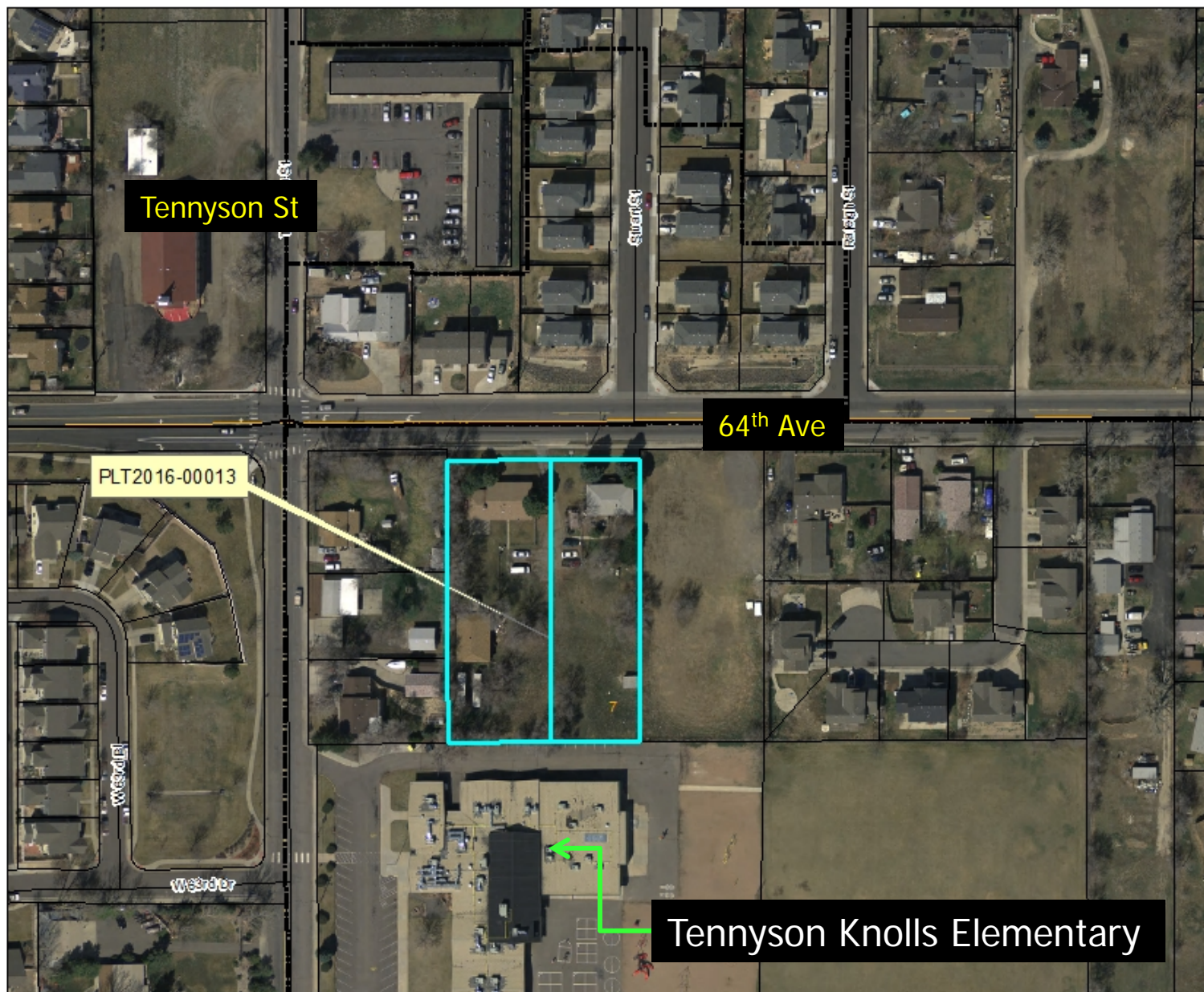


# Request

- Minor Subdivision to create 3 lots from 2 lots & a Subdivision Improvement Agreement (SIA).

# Background

- Site to be developed as 3 lots
  - 2 existing homes (1957 & 1972)
  - 3<sup>rd</sup> lot would be developed as a new home
  - Site is 1.318 acres
- Oct 2014 a plat correction shifted the lot line between 2 lots by 20 ft.



# LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections
- Zoning Districts**
  - A-1
  - A-2
  - A-3
  - R-E
  - R-1-A
  - R-1-C
  - R-2
  - R-3
  - R-4
  - M-H
  - C-0
  - C-1
  - C-2
  - C-3
  - C-4
  - C-5
  - I-1
  - I-2
  - I-3
  - CO
  - PL
  - AV
  - DIA
  - P-U-D
  - P-U-D(P)
- Airport Noise Overlay

Heffley Minor Subdivision

PLT2016-00013

Aerial Map

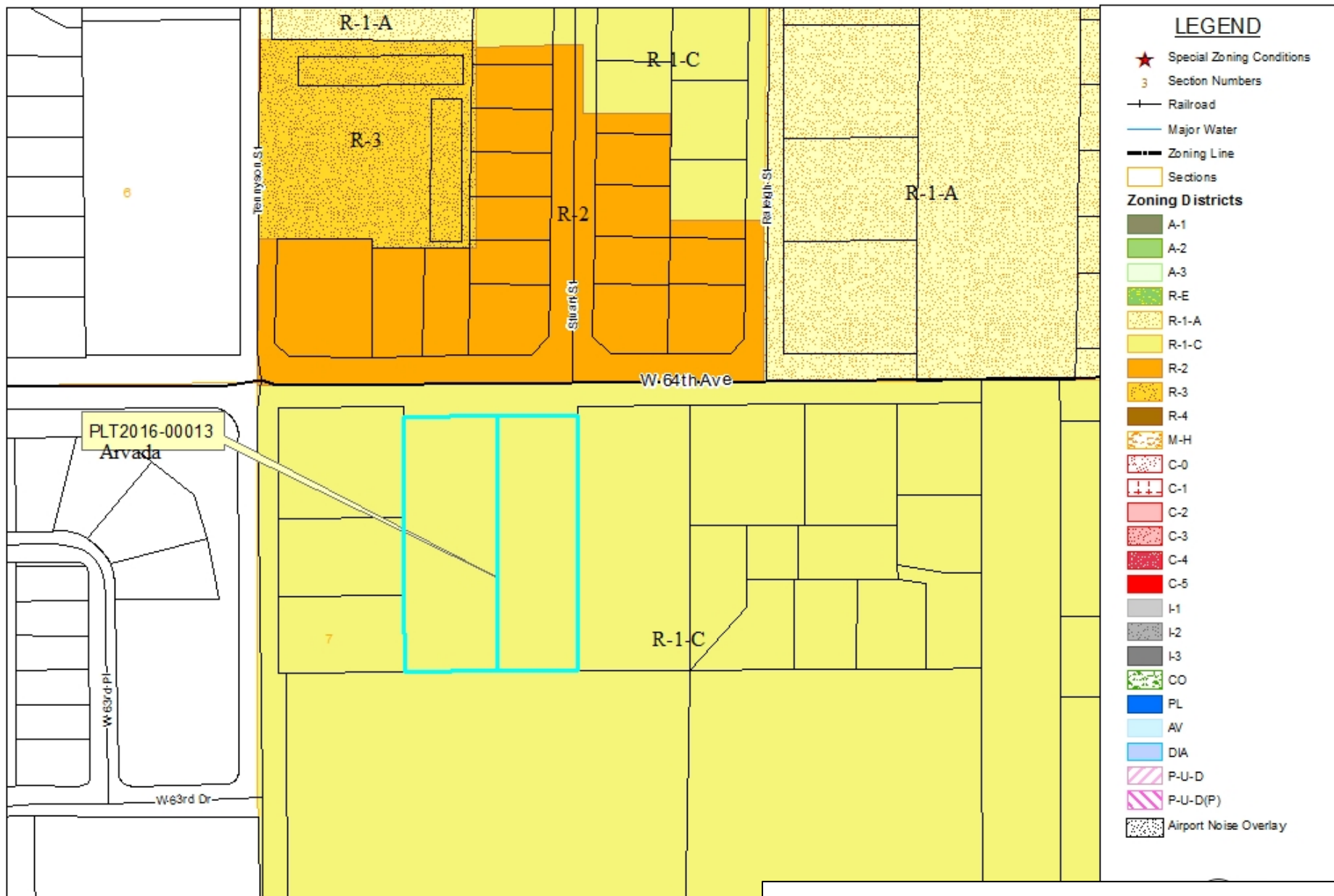


For display purposes only.

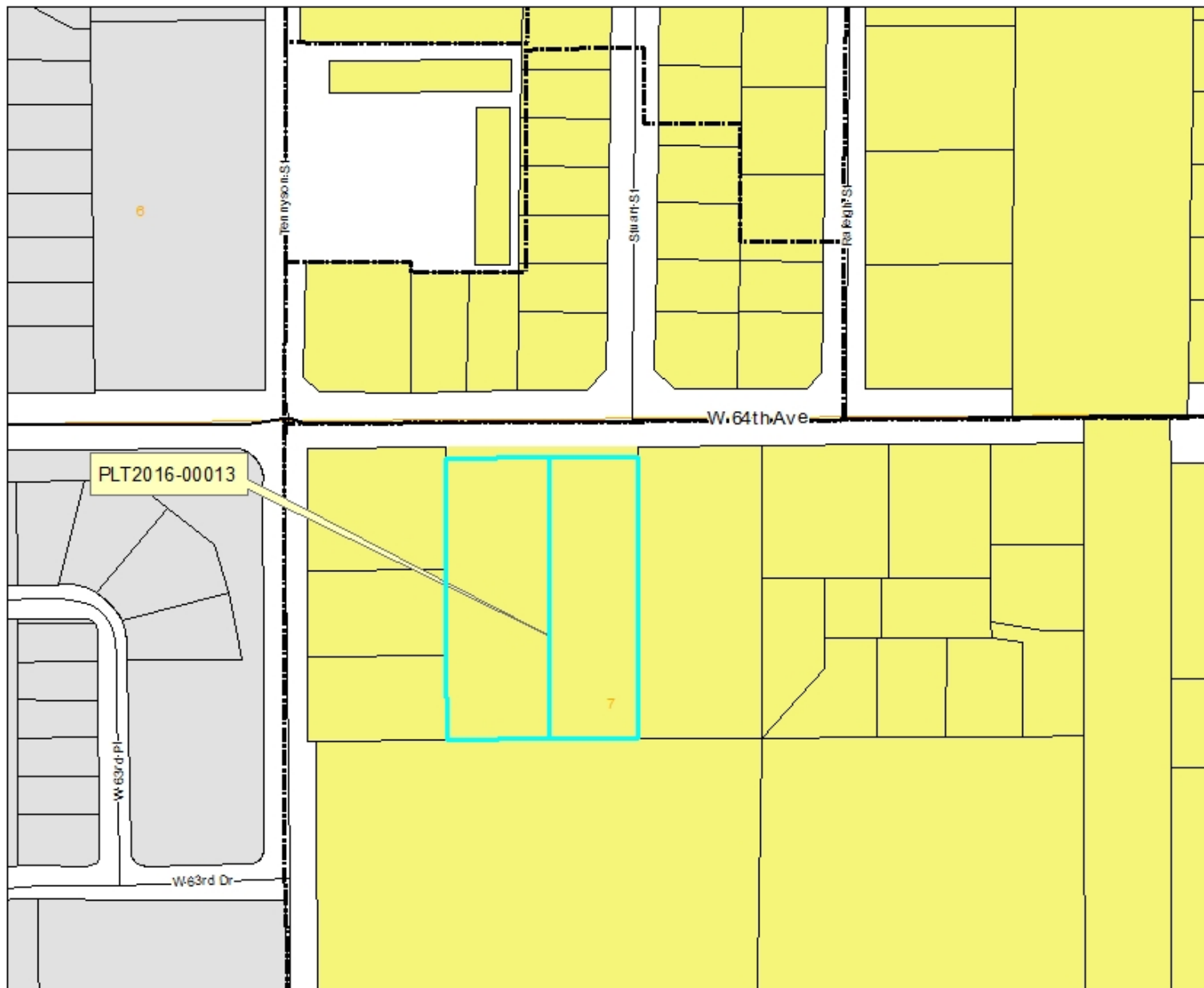


This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy





- Surrounding area used as residential
- Mix of SFD, Duplex, & Multi-Family
- School to the South



Urban Residential:

- SFD & multi-family
- Housing variety
- Urban services
- Encourage infill

**Heffley Minor Subdivision**

**PLT2016-00013**

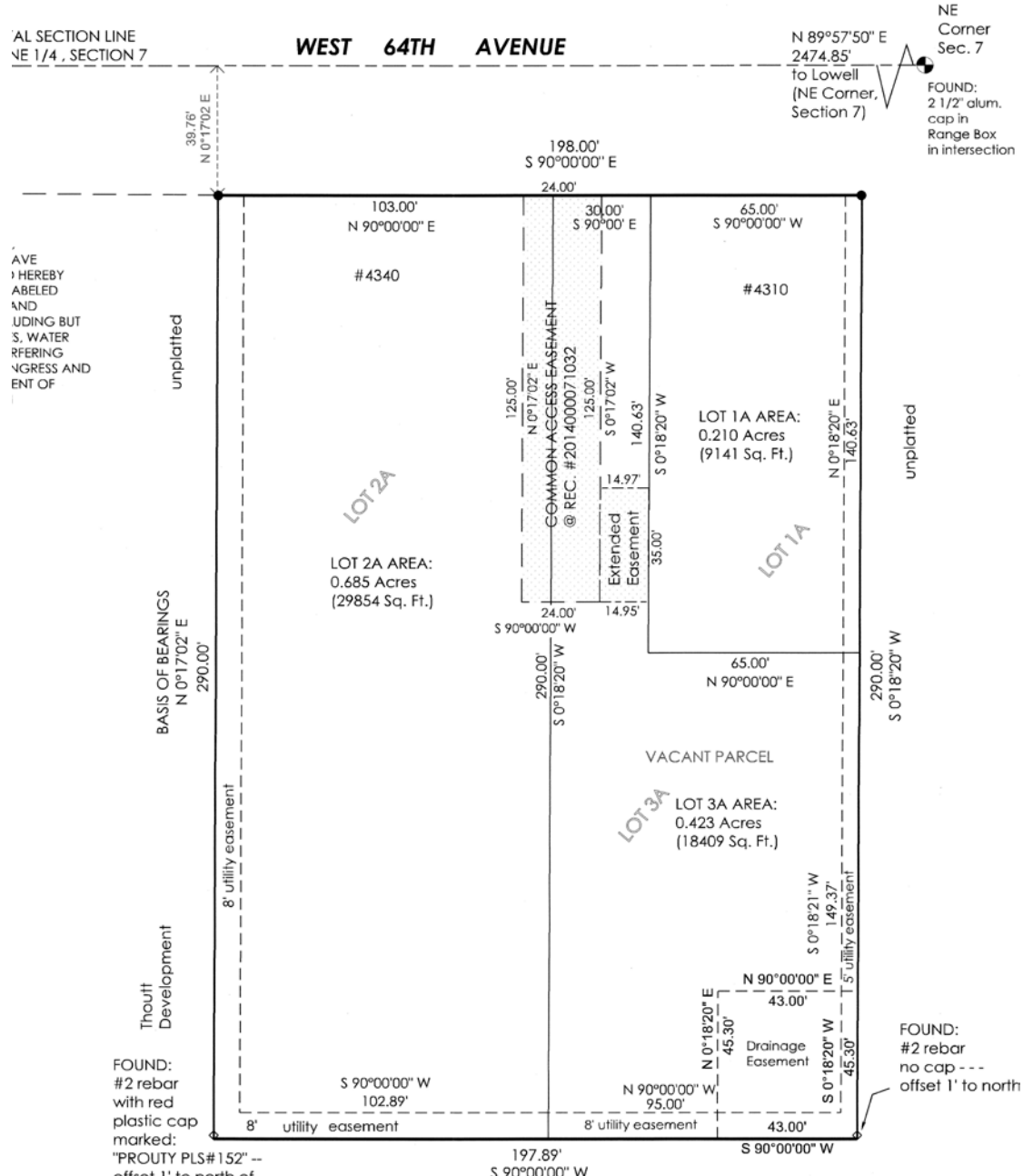
**Comprehensive Plan**



For display purposes only.

of Lots 1A and 2A, HEFFLEY SUBDIVISION PLAT CORRECTION,  
in the NW 1/4 of the NE 1/4 of Section 7, T3S, R68W of the 6th P.M.  
County of Adams, State of Colorado

FOUND:  
#2 rebar  
no cap ---  
offset 1' to north



# Development Standards

- R-1-C Minimum Requirements are 7,000 sq with a 65 ft lot width:

	<u>Lot size</u>	<u>Lot width</u>	
• Lot 1A:	9,141 sq ft	65 ft	
• Lot 2A:	29,854 sq ft	103 ft	
• Lot 3A:	18,409 sq ft	30 ft	(flag lot)

- Site Plan Meets setbacks



# Development Standards

- SIA is required with a final plat
  - Allows for construction of infrastructure.
  - Curb, gutter, & walk are installed along 64<sup>th</sup> Ave.
  - Only improvement is a privately owned water quality depression (must be installed prior to CO).

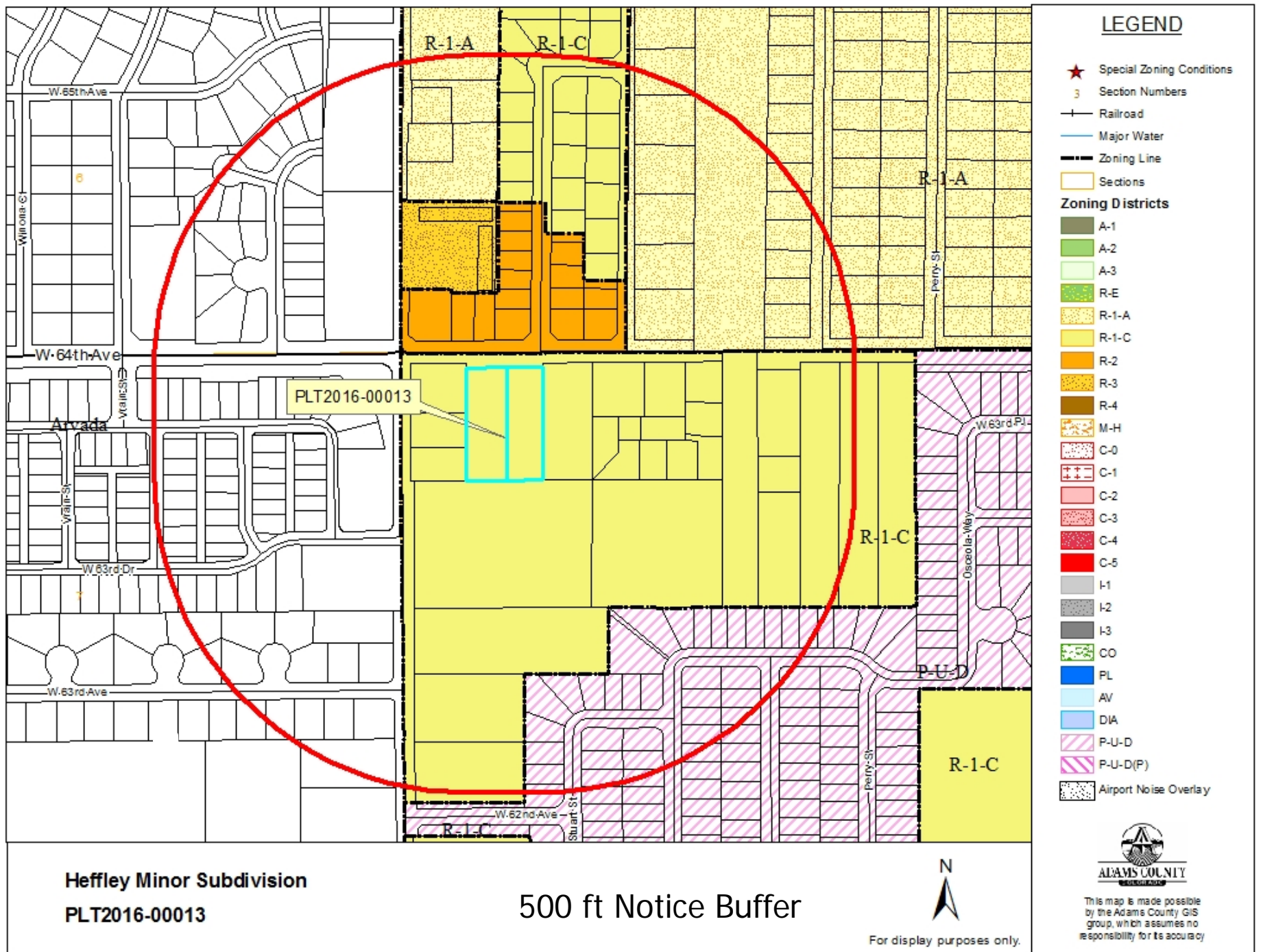
# Criteria of Approval

- Consistent with sketch plan
- Consistent with subdivision design standards
- Sufficient water supply
- Sufficient sewer
- Mitigation of soil or topographical conditions
- Adequate drainage
- SIA
- Consistent with Comprehensive Plan
- Consistent with regulations
- Compatible with area

# Referral Comments

- Development Services Engineering:
  - All construction documents approved.
  - All street improvements installed.
- No concerns from any referral agencies
- Property Owners

Notifications Sent	Comments Received
105	0





[illegible]

## West on 64<sup>th</sup> Ave





A photograph of a two-story house with light-colored siding and a brick foundation, viewed from across a street. A red pickup truck is partially visible on the left side of the frame. The house has several windows with white frames. The yard in front of the house is covered with gravel and has a concrete curb. There are some plants and trees in the background.

North of site across  
West on 64<sup>th</sup> Ave



East on 64<sup>th</sup> Ave



[illegible]

Site facing south





[illegible]

Site facing south



# Planning Commission Update

- The PC considered this on 8/25 & recommended unanimous approval.
- The applicant did not have any concerns with the staff report or the recommended conditions.
- Other than the applicant, no one from the public spoke in favor or opposition to the request.

# Recommendation

- The request is consistent with:
  - surrounding area
  - Comprehensive Plan
  - Development Standards & Regulations
- PC & Staff are recommending **Approval** based on 11 Findings-of-Fact & 1 Condition.

# 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 provision has been made for a public sewage disposal system and, if other methods of sewage disposal are proposed, adequate evidence that the system complies with state and local laws and regulations.



# Findings of Fact

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.
6. The proposed or constructed drainage improvements are adequate and 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.

# Findings of Fact

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.
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 health, safety, or welfare of the inhabitants of the area and the County.

# Recommended Conditions of Approval

## Recommended Condition:

1. The existing access and maintenance agreement for the access easement shall be updated to include Lot 3A prior to issuance of any building permits.