

Gates Development / Alta Rose Subdivision

PRC2016-00003

September 22, 2016

Planning Commission

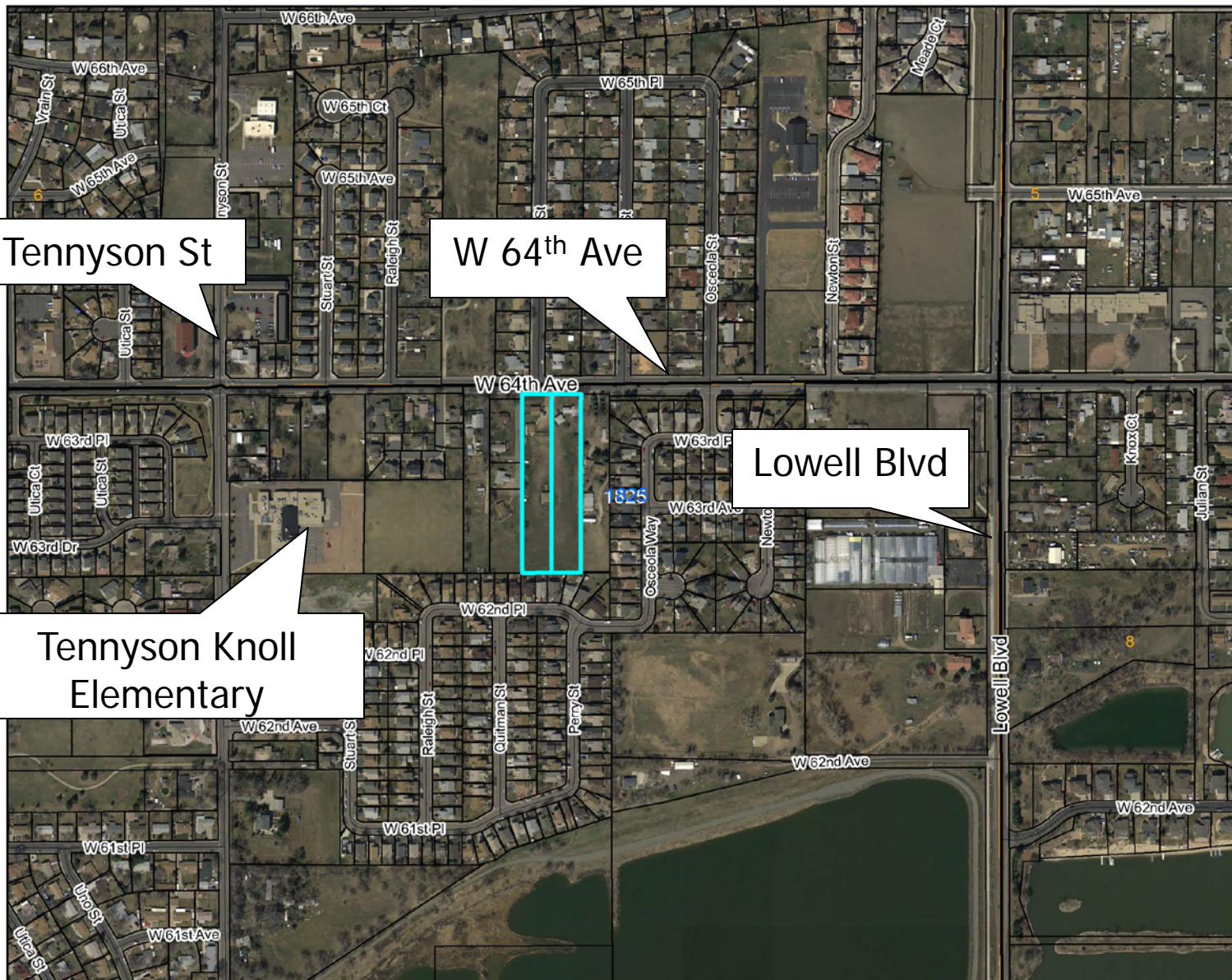
Community and Economic Development

Case Manager: Libbie Adams



Request

- 1) Rezone from R-1-C to R-2; and
- 2) Major Subdivision (preliminary plat) to subdivide 2.9 acres into 13 lots



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

Gates Development

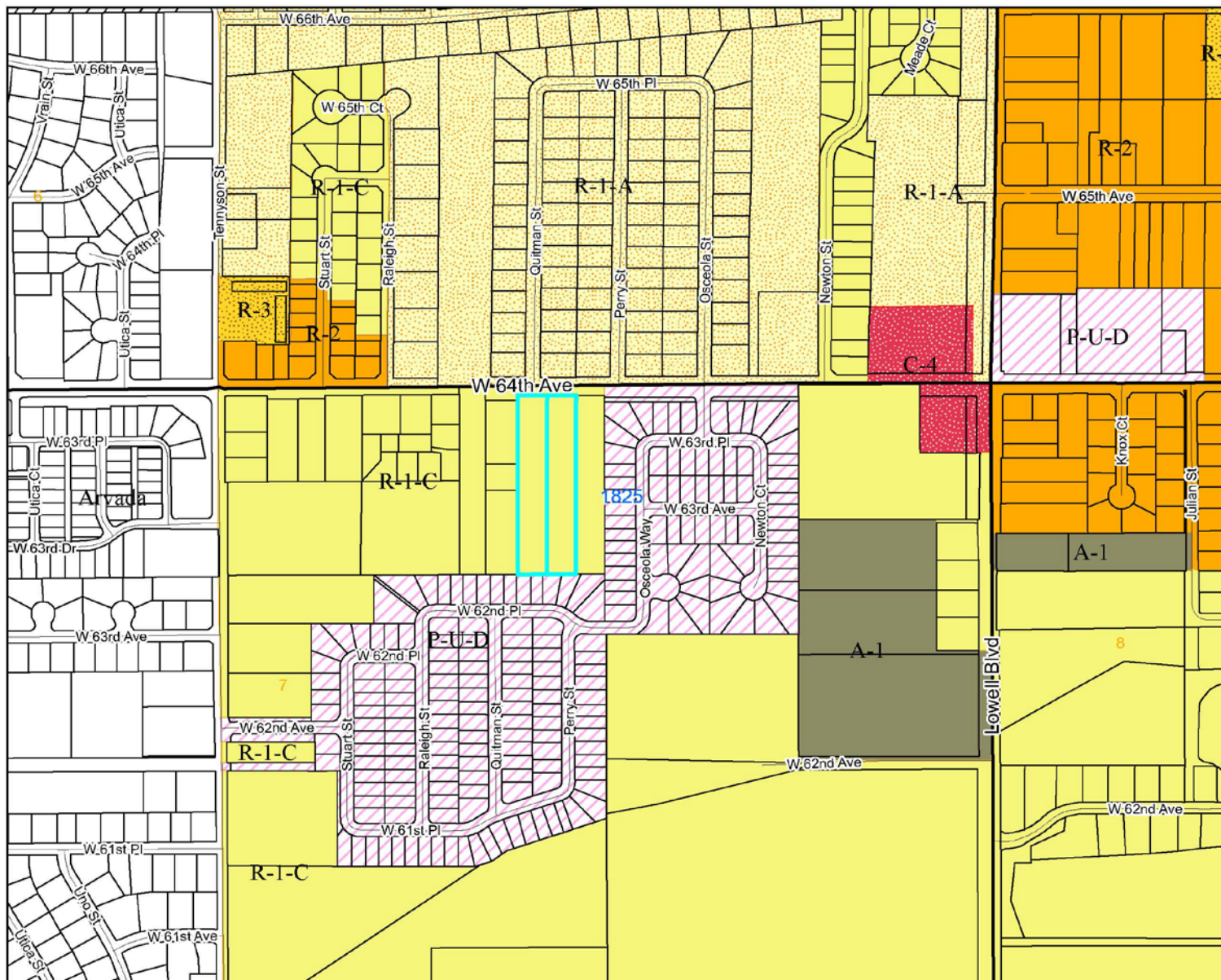
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Gates Development

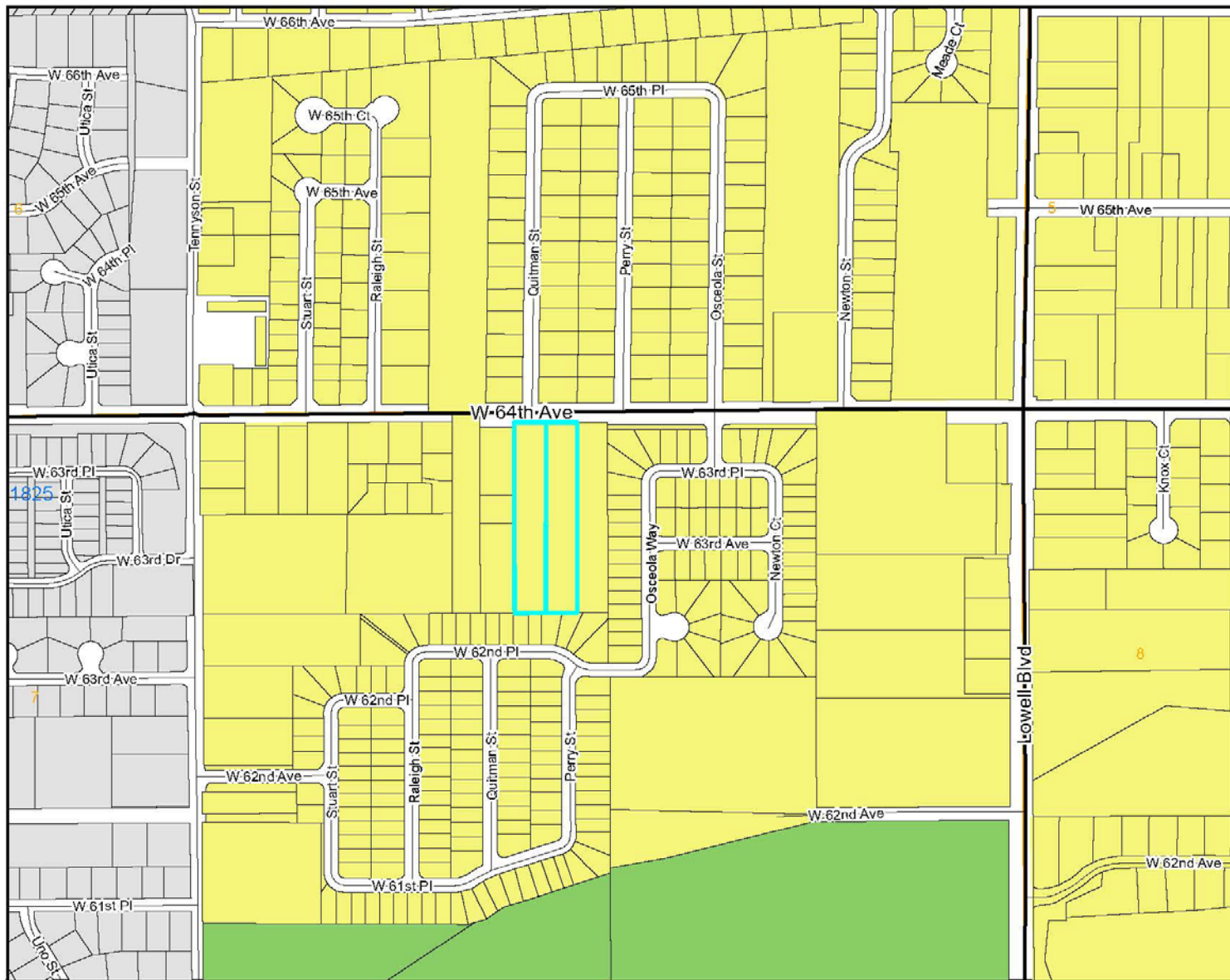
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Legend

Future Landuse-2012

Residential

- Urban Residential
- Estate Residential

Mixed Use

- Mixed Use Neighborhood
- Activity Center
- Mixed Use Employment

Commercial/Industrial

- Commercial
- Industrial

Other

- Agriculture
- DIA Reserve
- Parks and Open Space
- Public
- Municipal Area

Alta Rose Subdivision/ Gates Development

PRC2016-00003



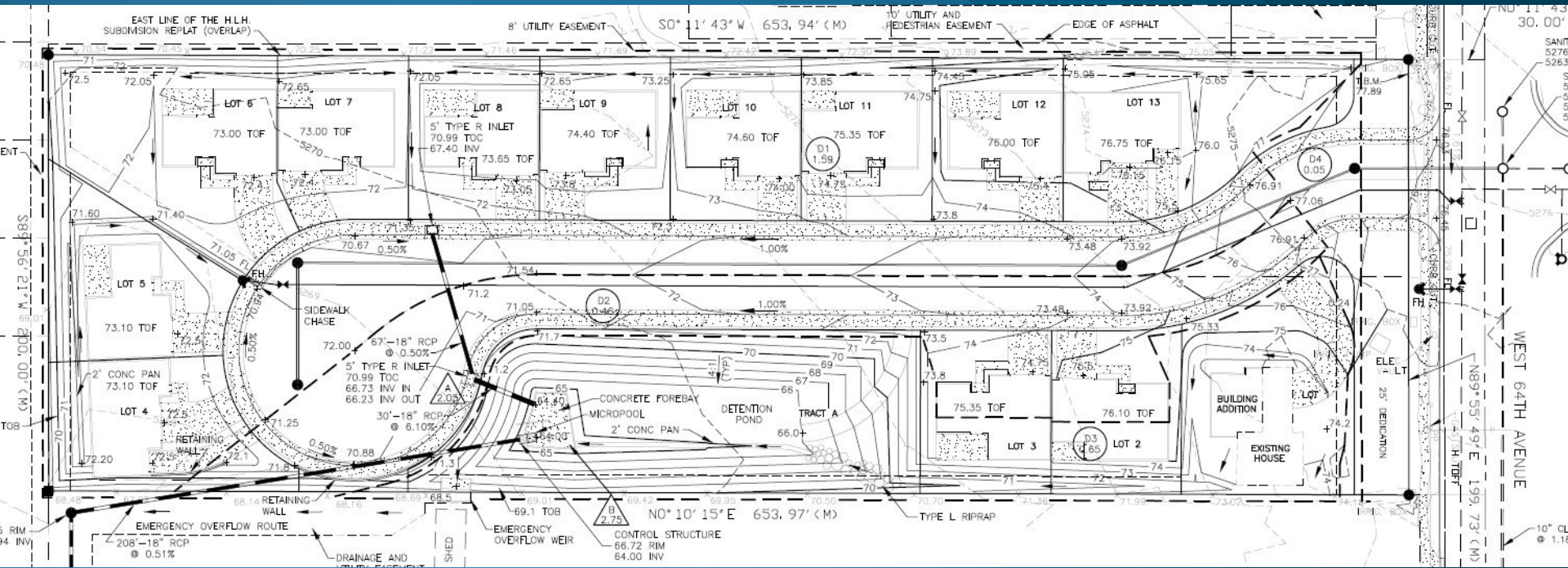
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ADAMS COUNTY
COLORADO

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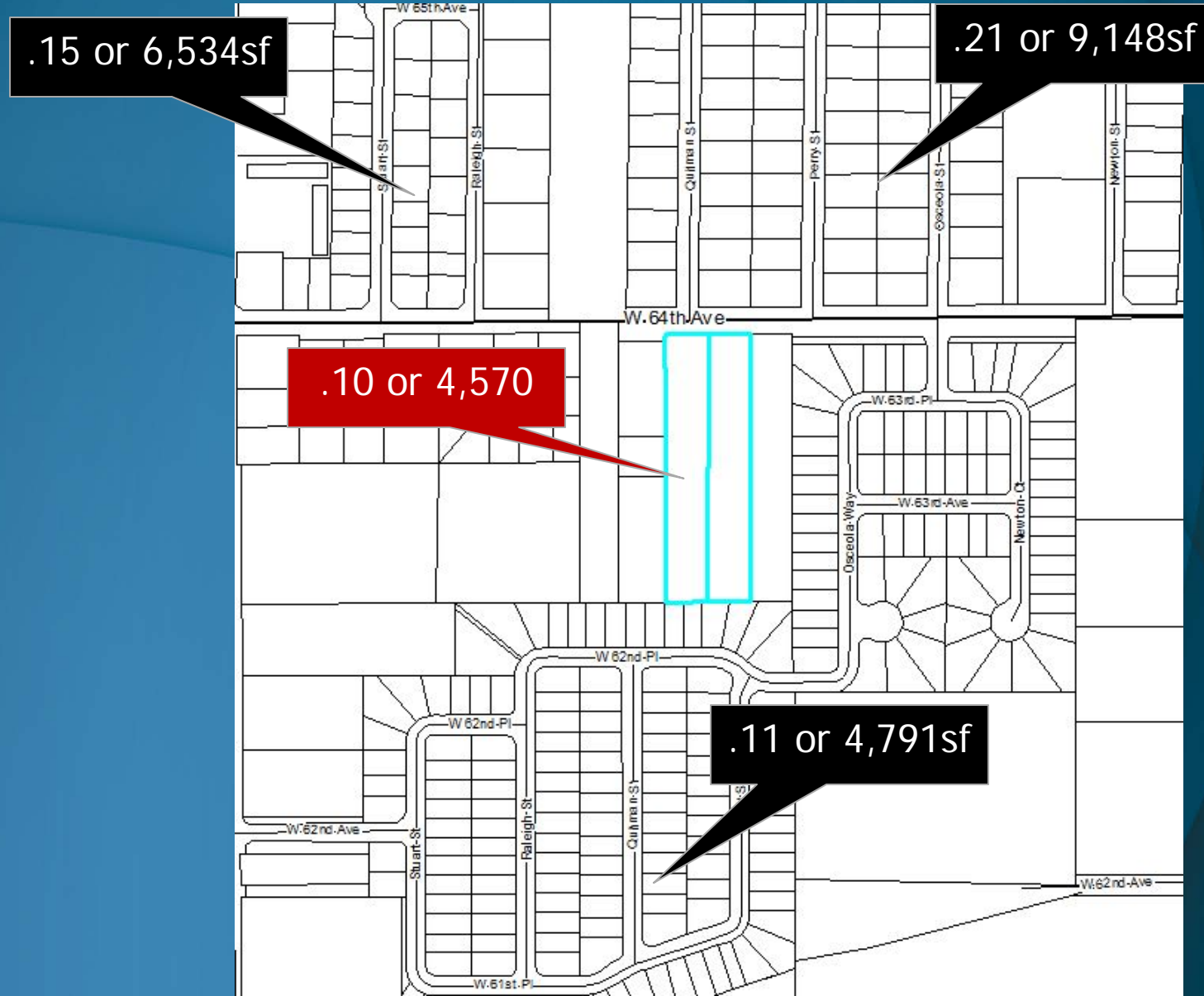
Site Plan



Rezoning Criteria

- Consistent with Comprehensive Plan
- Consistent with purposes of standards and regulations
- Complies with requirements of standards and regulations
- Compatible with surrounding area

Compatibility with Surrounding Area



Major Subdivision (Preliminary Plat) Criteria

- Consistent with Comprehensive Plan
- Consistent with purposes of standards and regulations
- Conforms to subdivision standards
- Sufficient water supply
- Sufficient sewage disposal system
- Identified topographic concerns
- Adequate drainage
- Density conforms to zone district
- Compatible with surrounding area

ALTA ROSE SUBDIVISION - Preliminary Plat

PART OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER
OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH
PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

CASE NO: PRC2016-00003

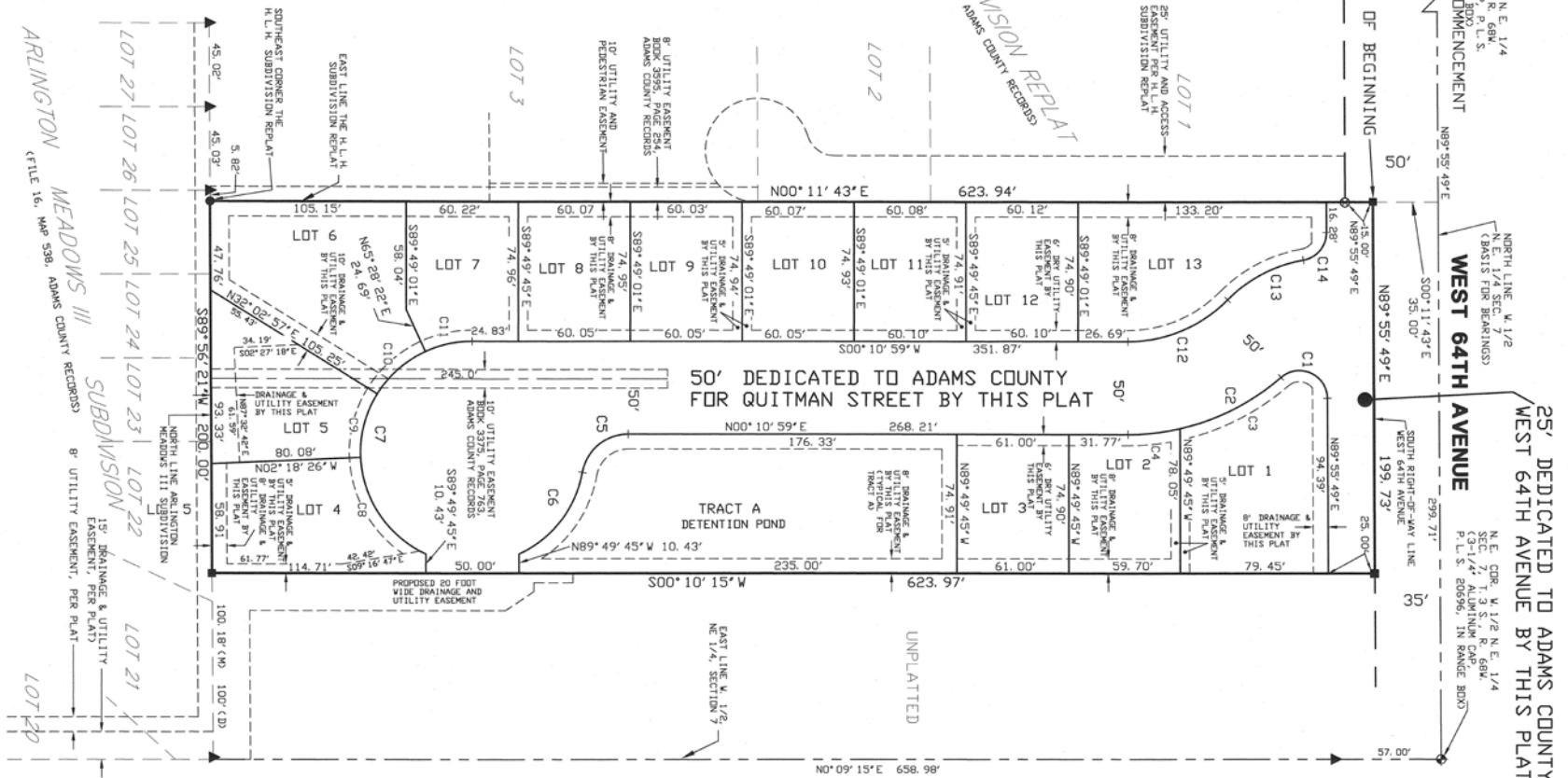
CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
01	24.25'	15.00'	130° 49' 04"	S24° 31' 17" W	27.28'
02	89.60'	125.00'	041° 04' 14"	S20° 21' 08" E	87.70'
03	61.44'	125.00'	028° 09' 38"	N26° 48' 26" W	60.82'
04	28.17'	125.00'	012° 54' 36"	N06° 16' 19" W	28.11'
05	34.84'	60.00'	078° 50' 00"	S39° 44' 06" E	32.08'
06	57.80'	60.00'	055° 11' 57"	S52° 03' 12" E	55.60'
07	162.72'	60.00'	135° 23' 17"	N77° 30' 40" W	117.24'
08	65.87'	60.00'	062° 53' 52"	N56° 14' 38" E	62.61'
09	35.98'	60.00'	034° 21' 31"	S75° 07' 45" E	35.44'
10	35.00'	60.00'	033° 29' 55"	S41° 14' 21" E	34.51'
11	55.89'	60.00'	024° 42' 37"	N12° 10' 20" W	25.68'
12	59.59'	75.00'	045° 29' 36"	N22° 33' 51" W	59.00'
13	46.99'	80.00'	035° 38' 50"	N27° 59' 15" W	46.15'
14	21.05'	15.00'	080.24° 20' 11"	N49° 52' 00" W	19.37'

LEGEND

- DENOTES: EXISTING #5 REBAR & CAP - BAYER - P.L.S. 6973
- DENOTES: EXISTING #5 REBAR
- ▲ DENOTES: EXISTING #5 REBAR & CAP - P.L.S. 16112
- ⊗ DENOTES: EXISTING #4 REBAR & CAP - P.L.S. 14070



SCALE: 1"=40'



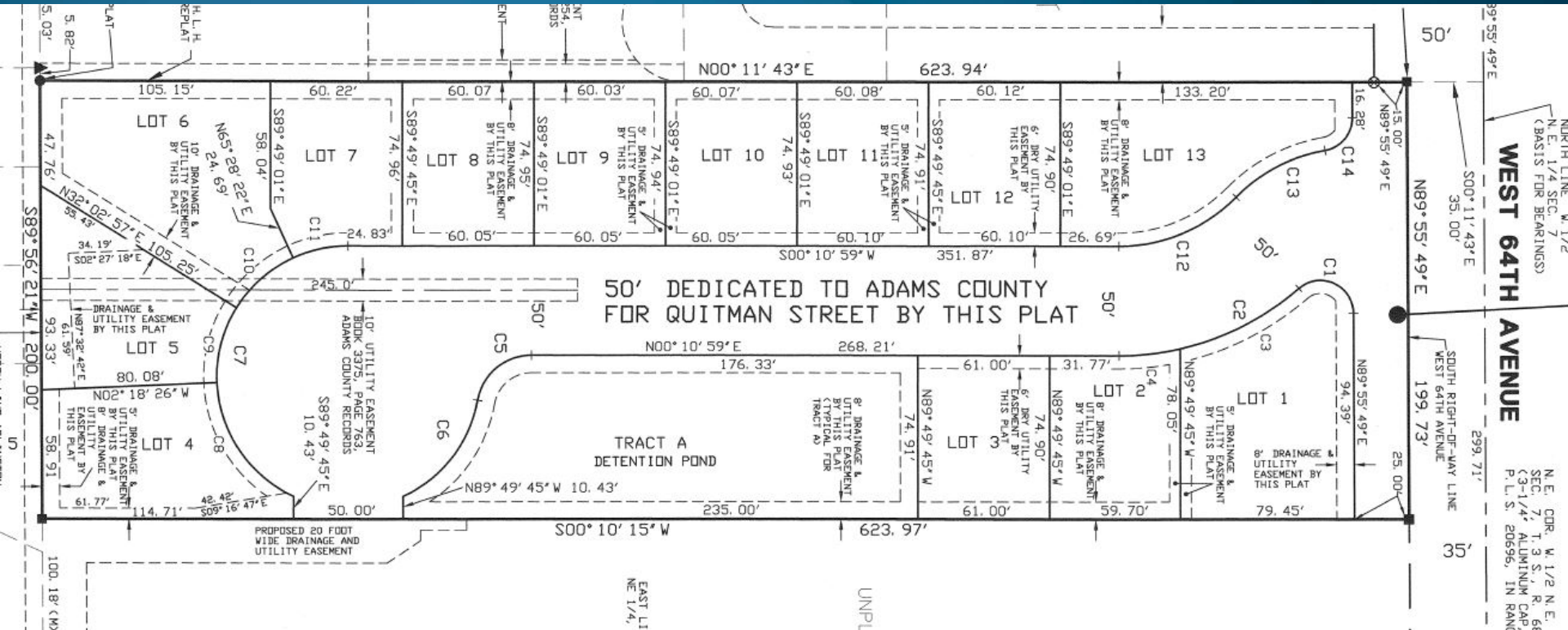
Prepared By
R. W. BAYER & ASSOCIATES, INC.
2090 EAST 104TH AVENUE, SUITE 200
THORNTON, COLORADO 80233-4316
(303) 452-4433 rwbsurveying@hotmail.com
CAD FILE: L150868.DWG

Date Prepared: DECEMBER 28, 2015
REVISED 06-01-2016 LOT LINES PER CLIENT
REVISED 07-20-2016 LOT LINES PER CLIENT

BLOCK 3 ARLINGTON MEADOWS III SUBDIVISION
(FILE 16, MAP 538, ADAMS COUNTY RECORDS)

25' DEDICATED TO ADAMS COUNTY FOR
WEST 64TH AVENUE BY THIS PLAT

Zone District Standards



	R-2 Standards	Proposed
Lot Size	4,500sf / unit	4,570sf-8,630sf / unit
Lot Width	45ft interior / 50ft corner	35ft* - 60ft

Representation of Duplex

OP2 Elev



Referral Comments

- No concerns:
 - Hyland Hills, Xcel, USGS, CDOT
- Development Services Engineering:
 - Final Traffic Study & Drainage Study
 - SIA with collateral
- Property Owners

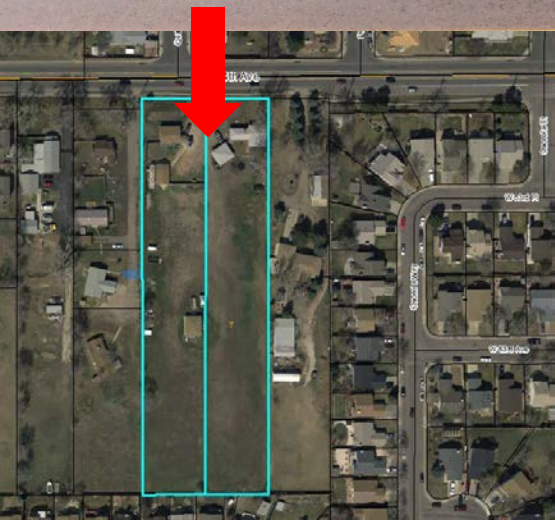
Notifications Sent	Comments Received
389	3

- Traffic, density, drainage
- One in support

Planning Commission Update

- Considered on September 22, 2016
 - Recommended unanimous approval
- Questions for Applicant:
 - Neighboring property owner's concerns about drainage
- Public testimony:
 - Neighboring property owner in attendance to learn more about the proposed development

South from W 64th Ave



South from W 64th Ave



East along W 64th Ave



North from W 64th Ave



West from W 64th Ave





Staff Recommendation

- Staff determination is the request and the proposed use of the property is consistent with:
 - Adams County Development Standards and Regulations,
 - Surrounding area,
 - Comprehensive Plan,
- Staff recommends **Approval** based on 13 Findings-of-Fact and 5 conditions.

Findings of Fact (Rezoning)

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.

Findings of Fact (Preliminary Plat)

5. The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.
6. The preliminary plat is consistent with the purposes of these standards and regulations.
7. The preliminary plat is in conformance with the subdivision design standards and any approved sketch plan.
8. 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.
9. 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

10. 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.
11. The applicant has provided evidence that adequate drainage improvements on the site comply with these standards and regulations.
12. The overall density of development within the proposed subdivision conforms to the zone district density allowances.

Findings of Fact

13. 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;
 - 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.

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. With any final plat application, the applicant shall provide evidence of easements for any required drainage facilities.
3. The applicant shall submit to Adams County Development Services a final traffic impact study for review and approval with any application for Final Plat.
4. A Subdivision Improvement Agreement and collateral shall be submitted with the final plat application.
5. Public Land Dedication (PLD) fees shall be submitted with any application for final plat.