

KTRAN Minor Subdivision PLT2015-00039

January 31, 2017

Board of County Commissioners

Community and Economic Development

Case Manager: Emily Collins



Requests

1. Minor Subdivision (Final Plat) to create 3 lots on approximately 0.87 of an acre
2. Subdivision Improvements Agreement



LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections
- Airport Noise Overlay
- Incorporated Areas

KTRAN SUBDIVISION
PLT2015-00039



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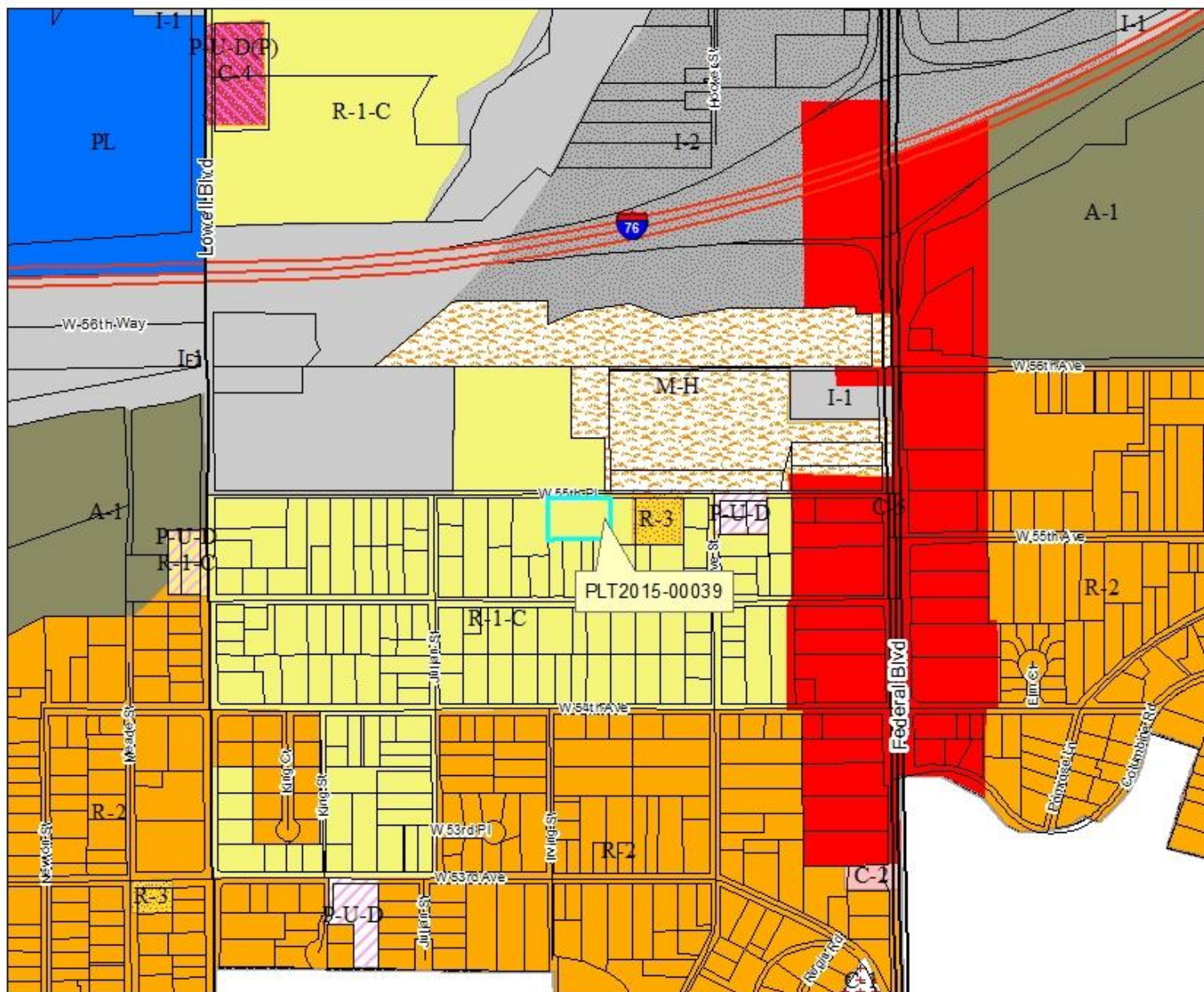


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LEGEND

- ★ 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

KTRAN SUBDIVISION

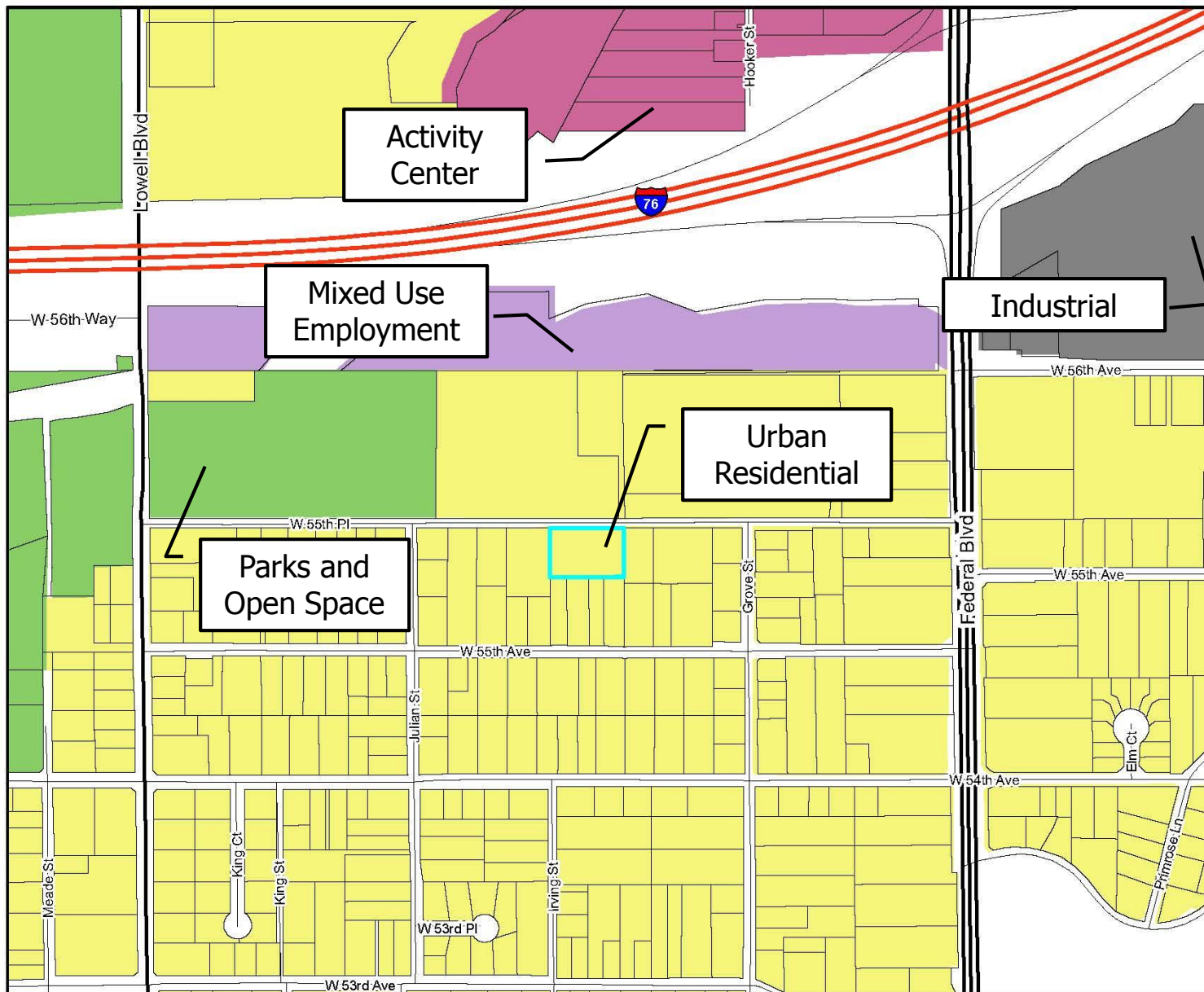
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Urban Residential

- Single and multi-family
- Near transportation services

KTRAN SUBDIVISION

PLT2105-00039



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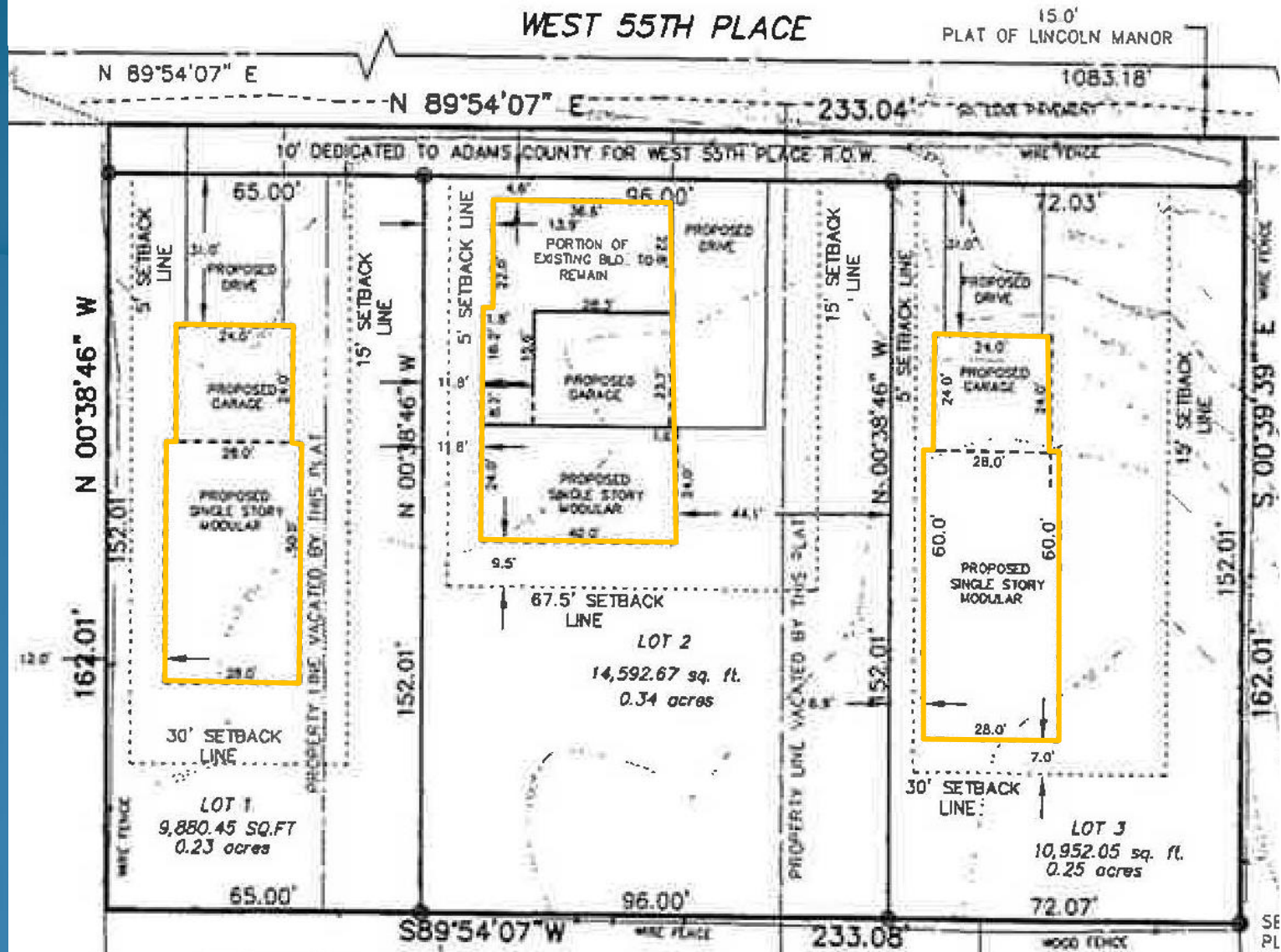
ADAMS COUNTY
COLORADO

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Background

- June 2013
 - Conceptual review
- October 2015
 - Submitted subdivision application
- Code violation
 - Modular dwelling placed without permit

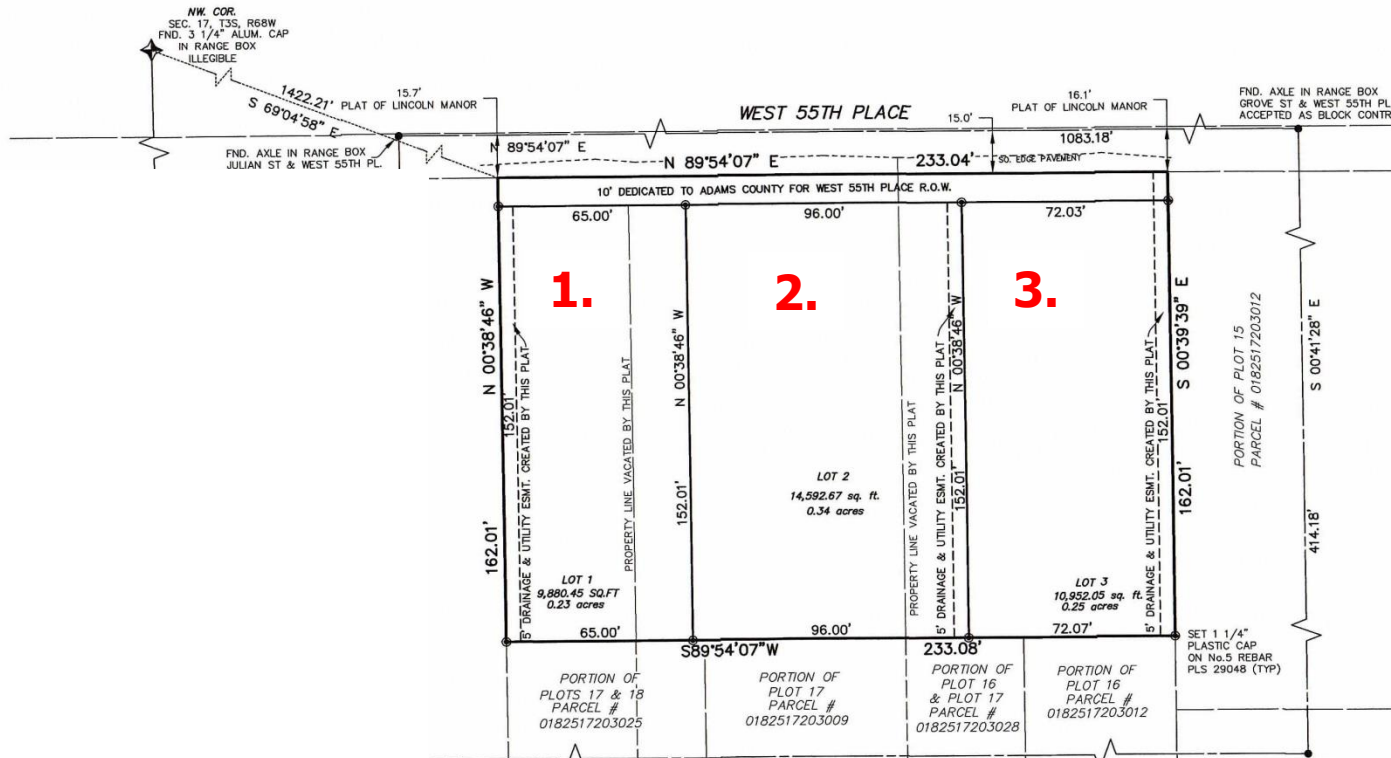
Overall site plan



KTRAN SUBDIVISION

CASE NUMBER: PLT2015-00039

A RESUBDIVISION OF A PORTION OF PLOTS 16-18
LINCOLN MANOR
BEING A PORTION OF THE NORTHWEST 1/4, SECTION 17, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2



R-1-C	Lot 1	Lot 2	Lot 3
7,000 sf	9,880 sf	14,592 sf	10,952 sf
65 ft	65 ft	96 ft	72 ft

East on W. 55th Place



East on W. 55th Place



NE on W. 55th Place



NE on W. 55th Place



North on W. 55th Place



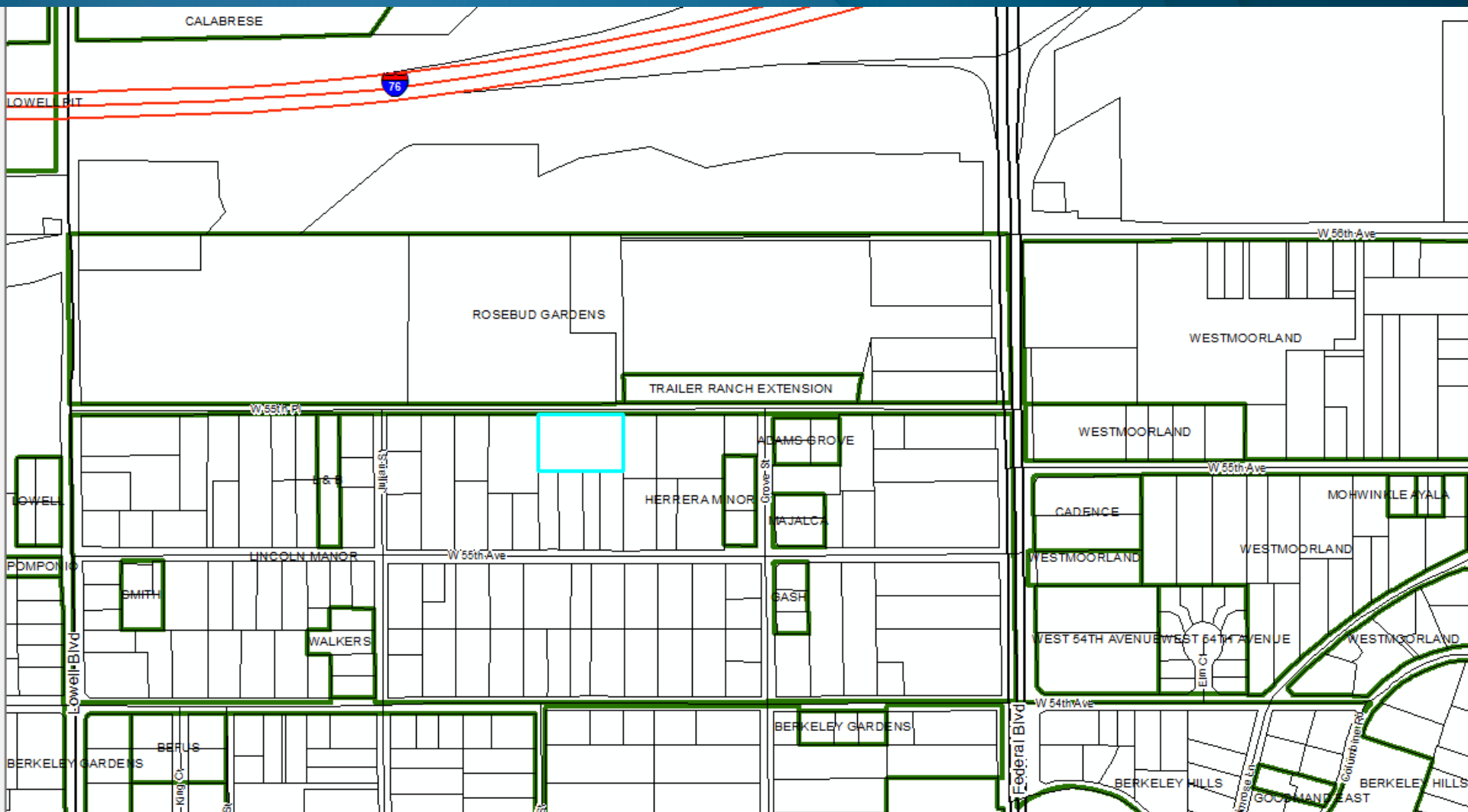
South on W. 55th Place



West on W. 55th Place



Surrounding Subdivisions



Referral Comments

- Xcel, Division of Water, CDOT, Adams Fire Rescue:
 - No concerns
- Development Services Engineering:
 - Final site construction and drainage plans approved
- Property Owners within 850 ft:

Notifications Sent	Comments Received
113	2

- Concerns with future dwellings becoming rentals

PC UPDATE

- Heard by Planning Commission on January 12, 2017
 - Unanimously recommended approval
- Questions from PC
 - Use of existing dwelling
 - Rental
 - Intent of modular structure
 - Attach as addition to existing dwelling
- No public testimony

Minor Subdivision

Final Plat

Section 2-02-18-03-05

1. Conforms to approved sketch plat
2. Conforms to subdivision design standards
3. Sufficient water supply
4. Sufficient public sewage
5. Identify any topographical conditions
6. Adequate drainage improvements
7. Adequate public infrastructure and collateral
8. Consistent with Comprehensive Plan
9. Consistent with standards and regulations
10. Density conforms to zone district
11. Compatible with surrounding area, etc.

Recommendation

- Complies with all criteria for Minor Subdivision
 - Compatible with surrounding area
 - Compatible with Comprehensive Plan
-
- Staff recommends **Approval** based on 11 Findings-of-Fact and 1 Condition.

Conditions of Approval

- The applicant shall submit to Adams County Development Services a building permit for review and approval for placement of the modular dwelling. Any proposal to attach the modular to the existing home on the property will require compliance with the 2012 International Building Code and all other applicable adopted codes.