## Bartley Sub PUD Amend # 3 PRC2016-00014

May 2, 2017
Board of County Commissioners

Department of Community and Economic Development Case Manager: Chris LaRue

### Request

• 1) Minor subdivision to create 3 lots on 3.7 acres;

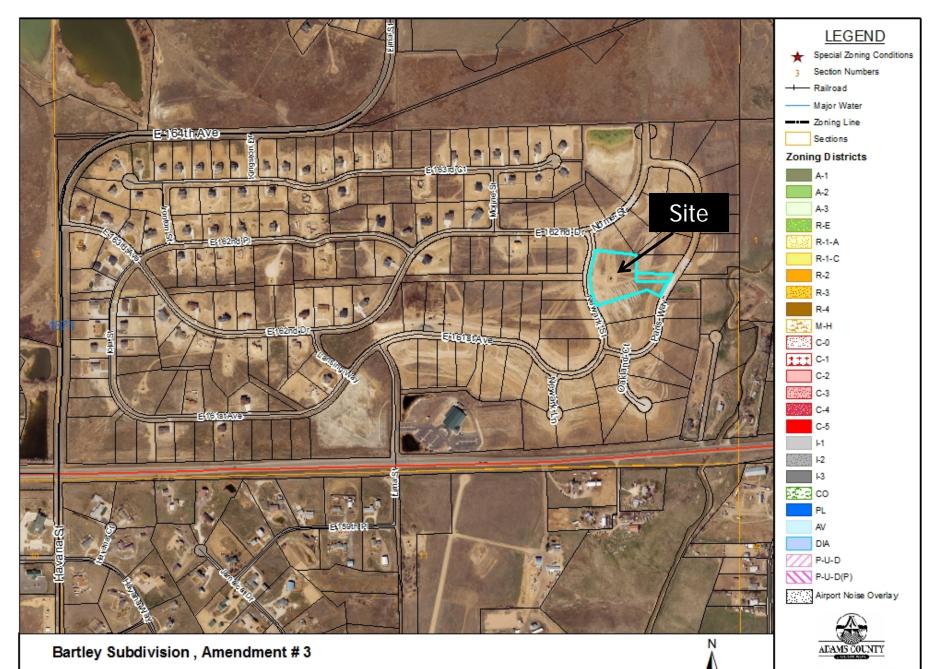
 2) Amendment to the Todd Creek-Bartley PUD to create 3 lots.

## Background

Bartley PUD/Subdivision

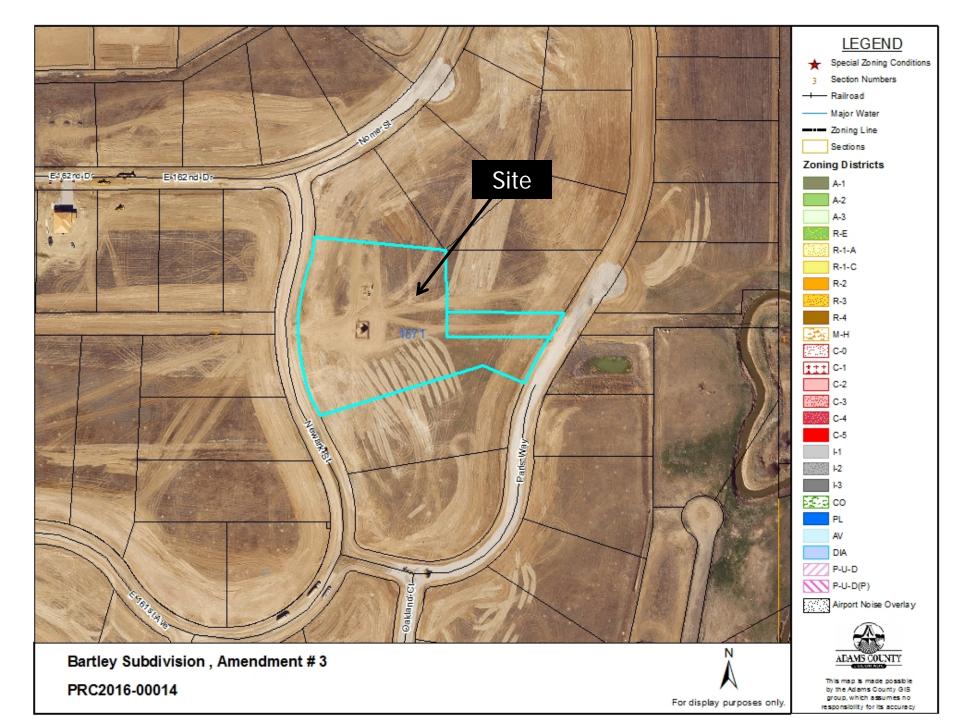
Final Plat/FDP approved in 2007 – 172 lots

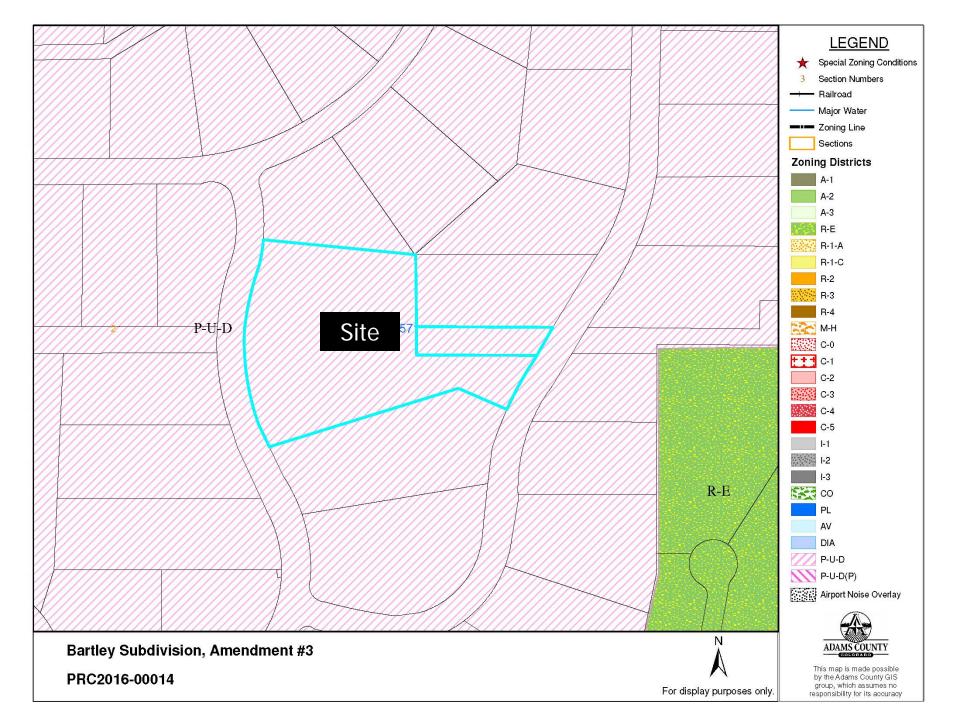
Create 3 lots from 2

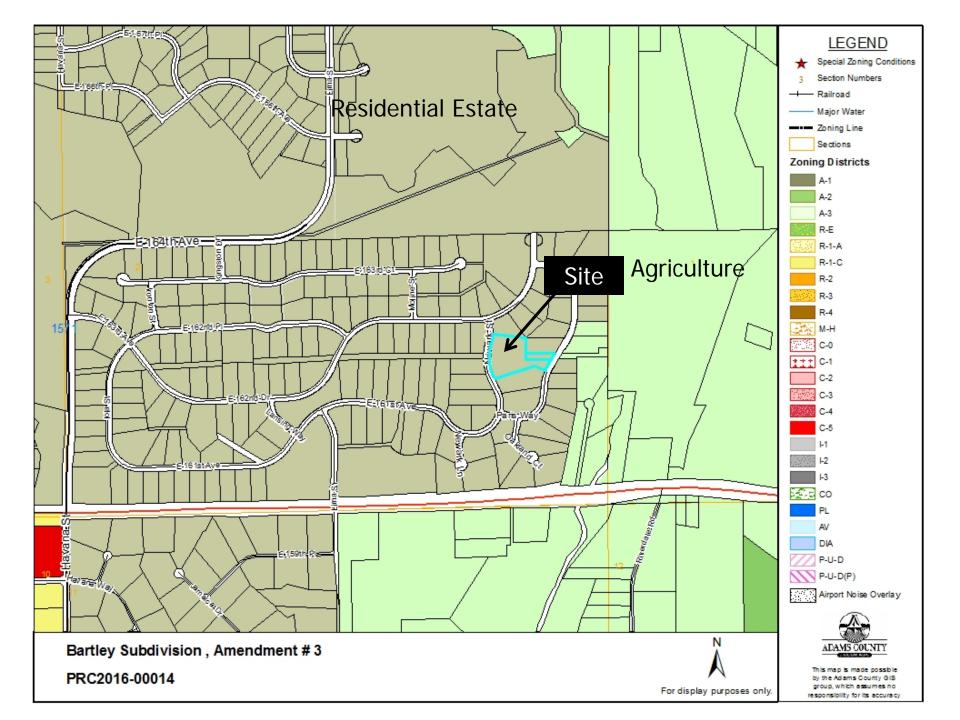


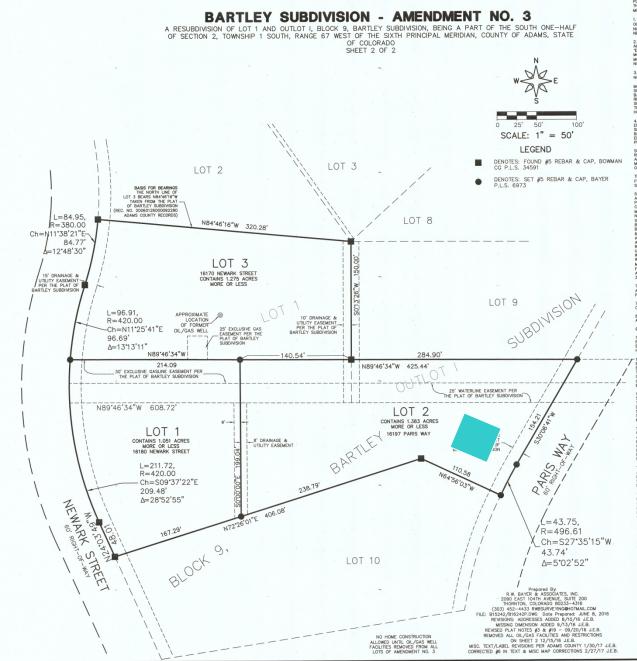
PRC2016-00014

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









PLAT NOTES: BARTLEY SUBDIVISION — AMENDMENT NO. 3 THE ORIGINAL BARTELY SUBDIVISION CASE# PLIZOOS-00048 ARE REPEATED BELOW WITH ANY MODIFICATION/CHANGE NOTED BELOW EACH NOTE.

BY GRAPHIC PLOTTING ONLY, THIS SITE LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODFLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080010C055G, WITH AN EFFECTIVE DATE OF AUJUST 18, 1995. MODIFICATION/CHANGE — NEW COMMUNITY PANEL NUMBER IS 08001C0328H WITH AN EFFECTIVE DATE OF MARCH 5, 2007.

2. AL EASIENTS SHOWN ARE UTILITY AND DRAINING EASIENTS LINES OTHERWISE MOST ALL EASIENTS ALONG ROUSE ARE ALSO SLOPE EASIENTS. THE AREAS SHOWN HEREON AS TOCKLUSING DRAINING EASIENTS THE AMERICAN EASIENTS THE AREAS SHOWN HEREON AS MODIFICATIONS OF THE DOWNAME ORACING TO COLOR WITHOUT REPORTS. SOSTRUCTIONS OF MODIFICATION OF THE OWNER OF THE AREA SHOWN AS A SHOPE OF THE AREA SHOWN AND ADMINISTRATION OF THE AMERICAN THE AREA SHOWN AS A SHOPE OF THE AR

ALL LOTS MARKED WITH AN ASTERISK (\*) WITH OIL OR GAS WELLS/TANK BATTERIES SHALL NOT BE SOLD UNTIL WELLS/TANK BATTERIES ARE PLUGGED/REMOVED.

MODIFICATION/PANEE - NOT PEPILABLE TO BAFFLEY SUBSYSSION - AMPIGNOST NO. 3 AFTER SUBMITHIL OF A ECORODIC CENTROLINON WIN SURVEY DRAWING DEMONSTRAING TAMB BATTERIS PREMOUS! ON AN PORTION OF BARTLEY SUBDIVISION - AMPIGNOSTIN TO 3 THAT BEEN BROWNED. AND ATTER SUBMITHIL OF A RECORDED USE. AMPIGNOSTIN FORCHT WITH A THESE ECORODIC CENTROLINON AS SUBMITTED. NO BUILDING PERMITS SHALL BE ISSUED FOR HOUSE ON ANY LOTS OF THE BARTLEY SUBDIVISION OF BUILDING PERMITS SHALL BE ISSUED FOR HOUSE ON ANY LOTS OF THE BARTLEY SUBDIVISION OF SUBMITTED.

SUITABLE AREA NEEDS TO BE DESIGNATED ON EACH LOT SITE PLAN FOR BOTH PRIMARY AND REPLACEMENT WASTEWATER ASSORPTION AREAS. REPLACEMENT OF THE PRIMARY ASSORPTION AREA MAY BE FOUNDED, IF ASSURE OF THE PRIMARY AREA OCCURS. HESE AREAS REPLACEMENTS, AND ARE TO REMAIN FIRE OF ANY MIRRO-MENTS, ALO ARE TO REMAIN FIRE OF ANY MIRRO-MENTS, E.C. RIGHTOL AND/SOLVER, PANNIN, QUIT-BUILDONGS, ETC.

THE TODO CREEK METRO DISTRICT HAS IMPLEMENTED MAINTENANCE AND INSPECTION PROGRAM

FOR ONSITE WASTEWATER SYSTEMS (OWS) WITHIN THE DISTRICT SHALL BE CONTACTED FOR SPECIFIC REQUIREMENTS OF THE PROGRAM.

SPECIFIC REQUIREMENTS OF THE PROOFMAL.

NO BUILDING PREMIST BILL BE SELECT FOR ANY LOT IN ANY PHASE OF CONSTRUCTION, UNTIL ALL PUBLIC IMPROVIDENTS, IN ANY PHASE, AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS, HAVE BEEN COMPLETED MAD BE UNDER PREMISHMENT ACCOPTANCE OF THE ADMINISTRATION OF THE PROPERTY OF THE ADMINISTRATION OF THE PROPERTY SIBONISTON — AMERICANIST MAD ACCOUNT AND ALL PROPERTY SIBONISTON—AMERICANIST MAD ACCOUNT AND ACC

THE DEVELOPER SHALL PROVIDE A BUILDING ENVELOPE FREE OF ALL UNDERGROUND PIPELINES AND WILL BE RESPONSIBLE FOR REMOVING, RELOCATING, AND/OR REDIRECTING ANY UNDISCOVEL PIPELINES WITHIN THE BUILDING ENVELOPES.

ADAMS COUNTY IS NOT RESPONSIBLE FOR THE ENFORCEMENT OF ANY COVENANTS, CONDITIONS, OR RESTRICTIONS THAT MAY BE FILED AGAINST THIS SUBDIVISION PLAT.

8. THE DEVELOPER SHALL RELOCATE AN AND ALL OIL OR GAS LINES THAT PREVENT AN ADEQUATE OWS FROM BEING INSTALLED ON ANY LOT.

9. NO DIRECT ACCESS TO ADJACENT LOT SHALL BE PERMITTED FROM HAVANA STREET.

10. LOT FENCING IS TO BE PLACED ON THE PERMETER OF THE GAS LINE EASEMENTS AND THE EXISTING WATER LINE EASEMENT. NO FENCING, LANDSCAPING OR PERMANENT STRUCTURES ARE TO BE PLACED WITHIN THE LIMITS OF THE GAS LINE EASEMENTS AND WATER LINE EASEMENTS. SHOWN HERCON.

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15. OIL AND GAS OPERATIONS: EACH BUYER OF A LOT IN THIS SUBDIVISION ACKNOWLEDGES AND AGREES THAT (1) THERE ARE CONTINUING OIL AND GAS OPERATIONS IN AND AROUND THE ENISTING WELLS AND/OR PRODUCTION SITES (2) THERE MAY BE FUTURE WELLS AND PRODUCTION SITES DRILLINGA ASSOCIATED OIL AGREEMENTS ENTERED INTO WITH ENCAMA CORPORATION AND KP

16, NDIVIDUAL SEWACE DISPOSAL SYSTEMS (ISDS), MAINTENANCE OF THE ISDS WILL BE UNDERTRACEN BY THE TODO CREEK METROPOLITAN DISTRICT NO. 1 (TCFMDI). NO SEPTIC TANK SHALL BE CONSTRUCTED FURTHER THAN 150 FROM THE GARACE DRIVEWAY, SEPTIC TANK PUMPING TRUCKS WILL ACCESS THOSE DRIVEWAYS FOR MAINTENANCE PURPOSES. DRIVEWAYS WILL BE APPROVED BY TOWN PRIOR TO BE CONSTRUCTED ACCORDINGLY. ALL ISDS WILL BE APPROVED BY TOWN PRIOR TO

WATER QUALITY MONINTORING WELLS ARE BE PLACED ON OUTLOT F AND OUTLOT H AND ARE IN MONITORED BY THE TODD CREEK METROPOLITAN DISTRICT NO.1.

19. NO STRUCTURES INCLUDING RESIDENCES AND ACCESSORY STRUCTURES MAY BE CONSTRUCTED WITHIN THE DESIGNATED 150 FOOT BUFFER AROUND EACH EXISTING OIL OR GAS WELL, THIS PROMISION DOES NOT APPLY TO FENCES.

MODIFICITION/THINESE — NOT IMPRICABLE TO BARTLY SUBDIVISION — AMERICANT NO. 3 AFTER SUBBITAIL OF A RECORDED CENTRICATION MIN SUPERVEY DRAWING DISCHOSTRATING THAN SHORT THE STREAM OF A RECORDED CENTRIF SUBDIVITIAL OF A RECORDED WILL AMERICANT REPORT MIN A RECORD AND A RECORD OF A RECORDED WILL AMERICANT REPORT MIN AT THE RECORDED CENTRIFICATION AS ARE SUBMITTED. NO BUILDING PERMITS SHALL BE ISSUED FOR HOMES ON ANY LOTS OF THE BARTLY SUBMITS AND SUBMITS OF THE STREAM OF THE PERMITS SHALL BE ISSUED FOR HOMES ON ANY LOTS OF THE BARTLY SUBMITS AND SUBMITS SHALL BE ISSUED FOR HOMES ON ANY LOTS OF THE BARTLY SUBMITS OF THE STREAM OF THE PERMITS SHALL BE ISSUED FOR HOMES ON ANY LOTS OF THE BARTLY SUBMITS AND SUBMITS SHALL BE ISSUED FOR HOMES ON ANY LOTS OF THE BARTLY SUBMITS SHALL BE

### Development Standards

- Site zoned PUD
  - 1 ac lots
  - 150 feet frontage width
  - Minimum 1,800 sq ft homes
  - 12.5 % lot coverage
- Each lot conforms to the PUD
- Water & Sanitation:
  - Approved by CO Division of Water Resources & Tri-County Health

# Criteria for Minor Sub/PUD Amendment

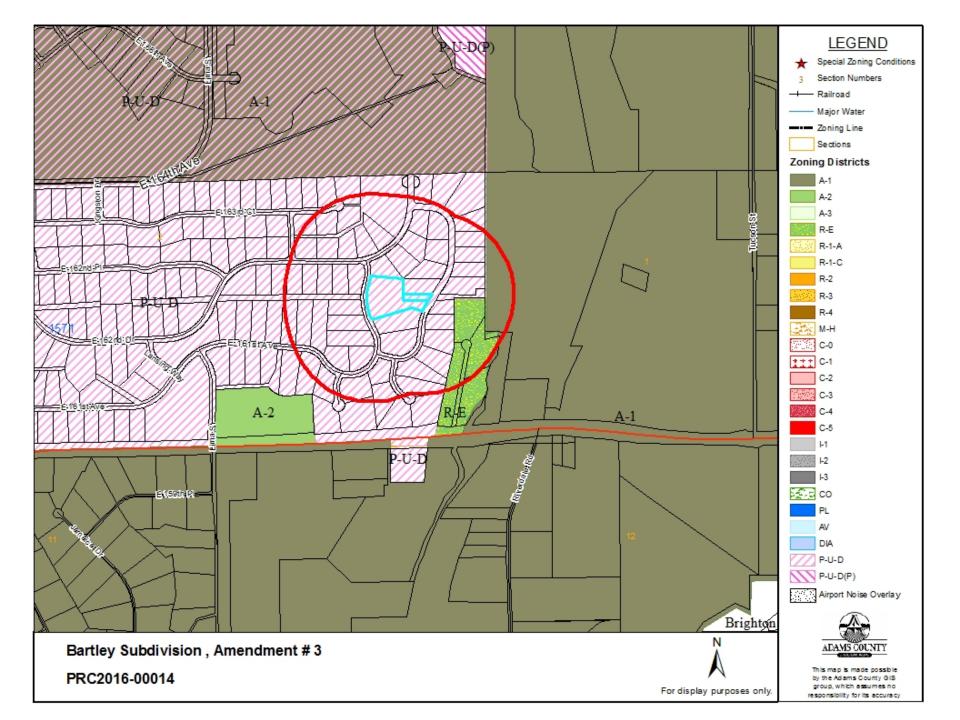
14 total criteria

- Conforms to subdivision design
- Sufficient Water & Sewer
- Adequate drainage improvements
- SIA / cash-in-lieu
- Comprehensive Plan consistency
- Compatible with area

#### **Referral Comments**

- No County concerns.
- No concerns from referral agencies.
- Property Owners (900 ft)
  - 1 in support
  - 1 with concerns

Notifications Sent	Comments Received
25	2



## Planning Commission Update

- PC heard this case on 4/13/17
  - Unanimous approval
  - No testimony from public









#### Recommendation

- The request is consistent with:
  - Surrounding area
  - Comprehensive Plan
  - Development Standards & Regulations

 PC & Staff recommends Approval based on 14 Findings-of-Fact & 1 Condition.

#### Condition

1. Building permits shall not be issued until a well abandonment report and surveyed drawings are submitted to Adam County demonstrating all oil and gas facilities have been removed.

## Findings of Fact

- 1. The final plat is in conformance with the subdivision design standards.
- 2. 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.
- 3. 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

- 4. 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.
- 5. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
- 6. 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 7. The final plat is consistent with the Adams County

- 7. The final plat is consistent with the Adams County Comprehensive Plan and any available area plan.
- 8. The final plat is consistent with the purposes of these standards and regulations.
- 9. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
- 10. 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.
- 11. The PUD amendment is in general conformity with the Adams County Comprehensive Plan and any applicable area plan.

## Findings of Fact

- 12. The PUD amendment conforms to the P.U.D. standards.
- 13. The PUD amendment is consistent with any approved FDP for the property.
- 14. The PUD amendment construction plans meet the requirements of these standards and regulations and have been approved by the Director of Community and Economic Development, all infrastructure and utility providers, Tri-County Health Department, and all other referral agencies.