

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



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

Bartley Subdivision , Amendment # 3

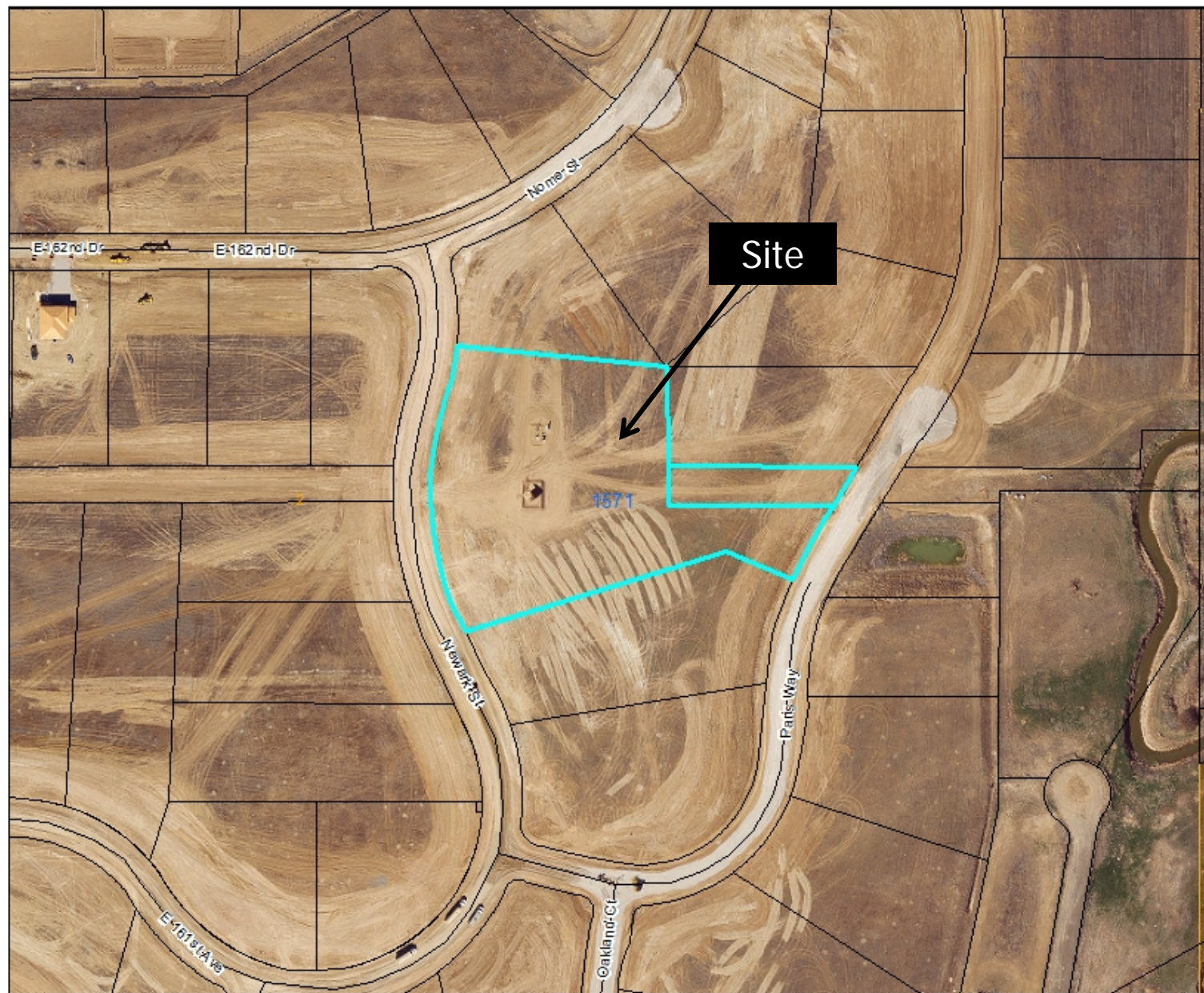
PRC2016-00014



For display purposes only.



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



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

Bartley Subdivision , Amendment # 3

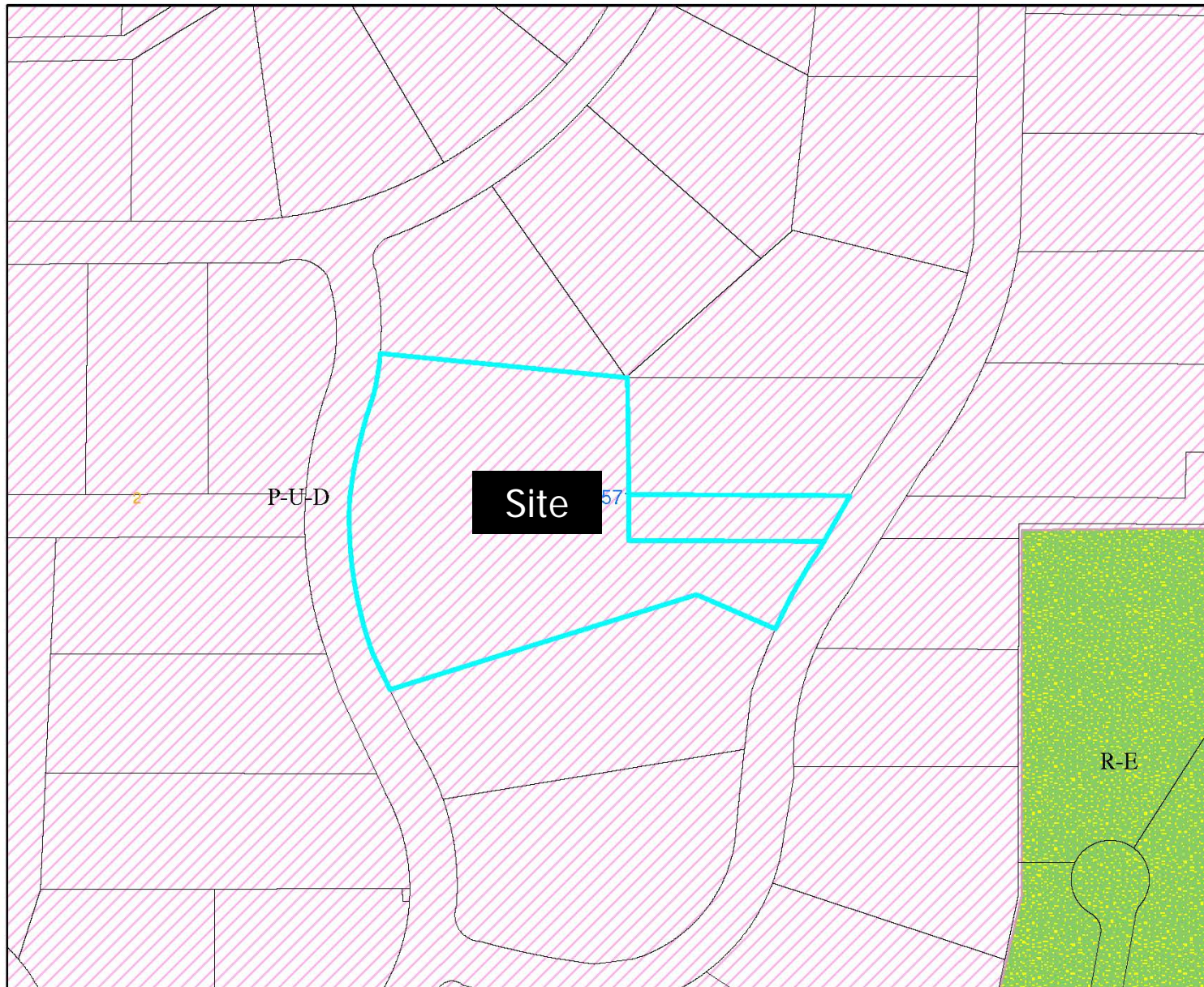
PRC2016-00014



For display purposes only.



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



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

Bartley Subdivision, Amendment #3

PRC2016-00014

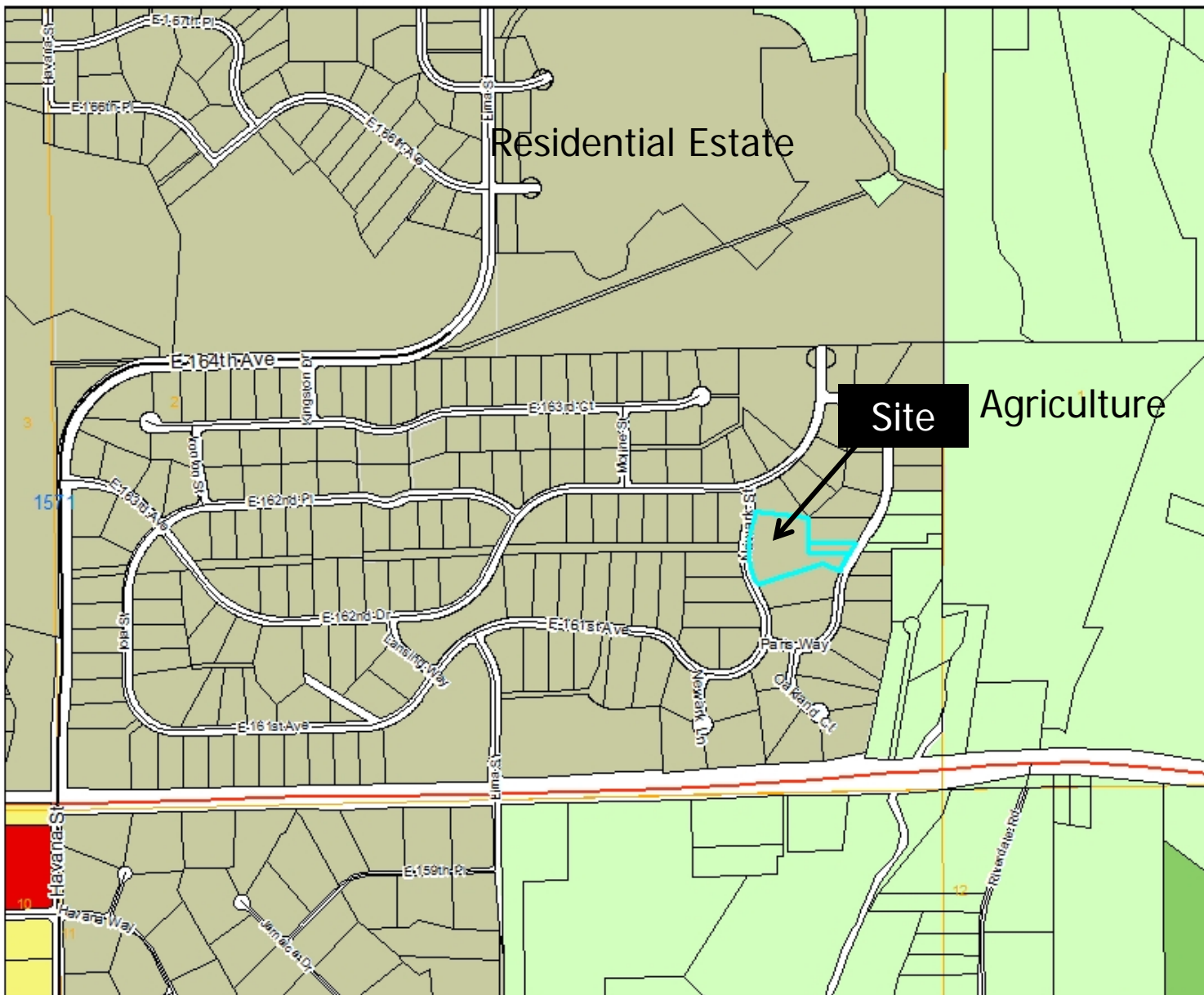


For display purposes only.



ADAMS COUNTY
COLORADO

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



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

Bartley Subdivision , Amendment # 3

PRC2016-00014



For display purposes only.



ADAMS COUNTY

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

A RESUBDIVISION OF LOT 1 AND OUTLOT 1, BLOCK 9, BARTLEY SUBDIVISION, BEING A PART OF THE SOUTH ONE-HALF
OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE
OF COLORADO
SHEET 2 OF 2

MODIFICATION/CHANGE -- NOT APPLICABLE TO BARTLEY SUBDIVISION -- AMENDMENT NO. 3 AFTER SUBMITTAL OF A RECORDED CERTIFICATION WITH SURVEY DRAWING DEMONSTRATING TANK BATTERIES PREVIOUSLY ON A PORTION OF BARTLEY SUBDIVISION -- AMENDMENT NO. 3 HAVE BEEN REMOVED AND AFTER SUBMITTAL OF A RECORDED WELL ABANDONMENT REPORT WITH SURVEYED DRAWING DEMONSTRATING ALL OIL AND GAS FACILITIES HAVE BEEN REMOVED. UNLESS THESE RECORDED CERTIFICATIONS ARE SUBMITTED, NO BUILDING PERMITS SHALL BE ISSUED FROM HOMES ON ANY LOTS OF THE BARTLEY SUBDIVISION NO. 3.

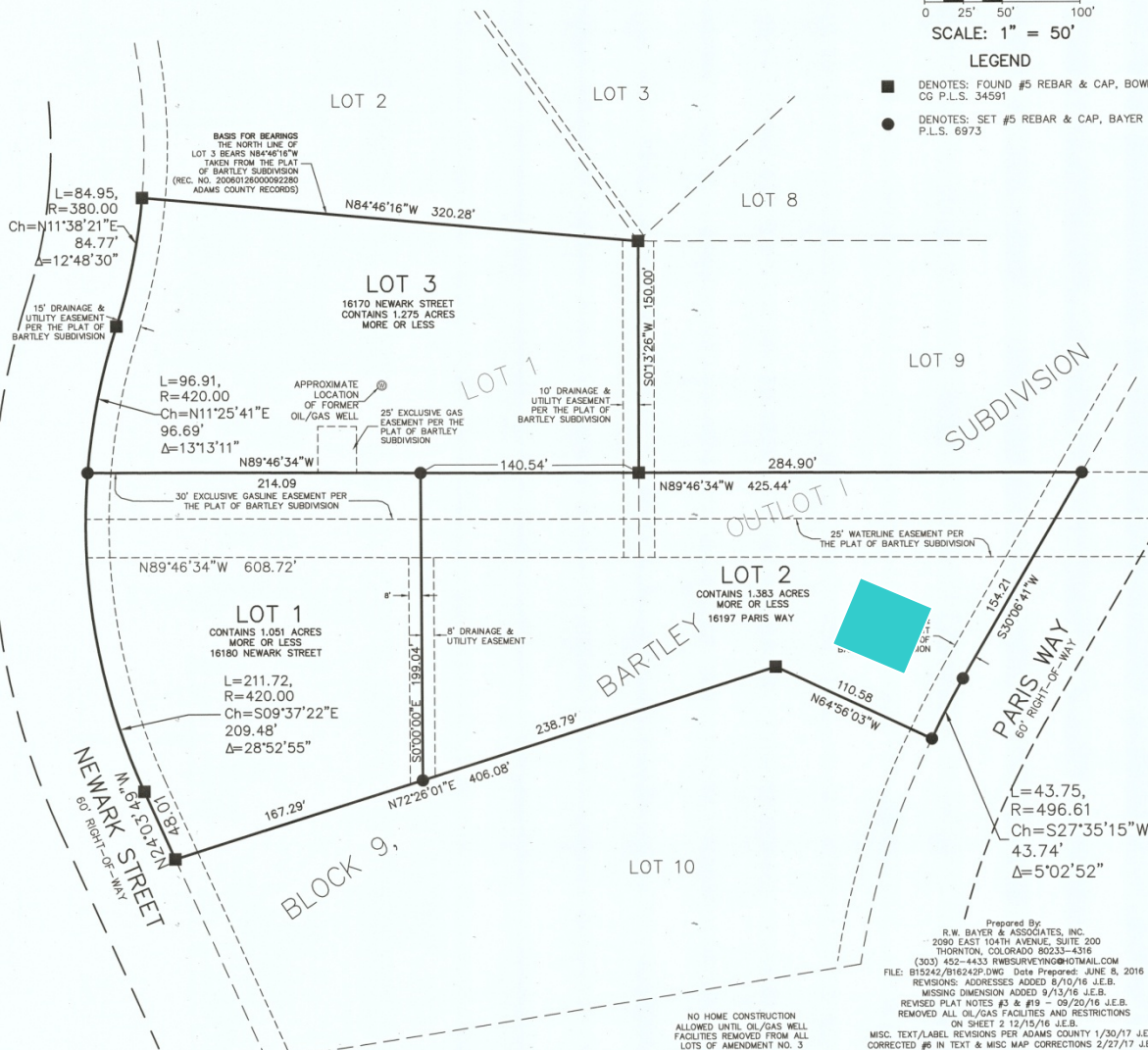


SCALE: 1" = 50'

LEGEND

DENOTES: FOUND #5 REBAR & CAP, BOWMAN
CG P.L.S. 34591

DENOTES: SET #5 REBAR & CAP, BAYER
P.L.S. 6973



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

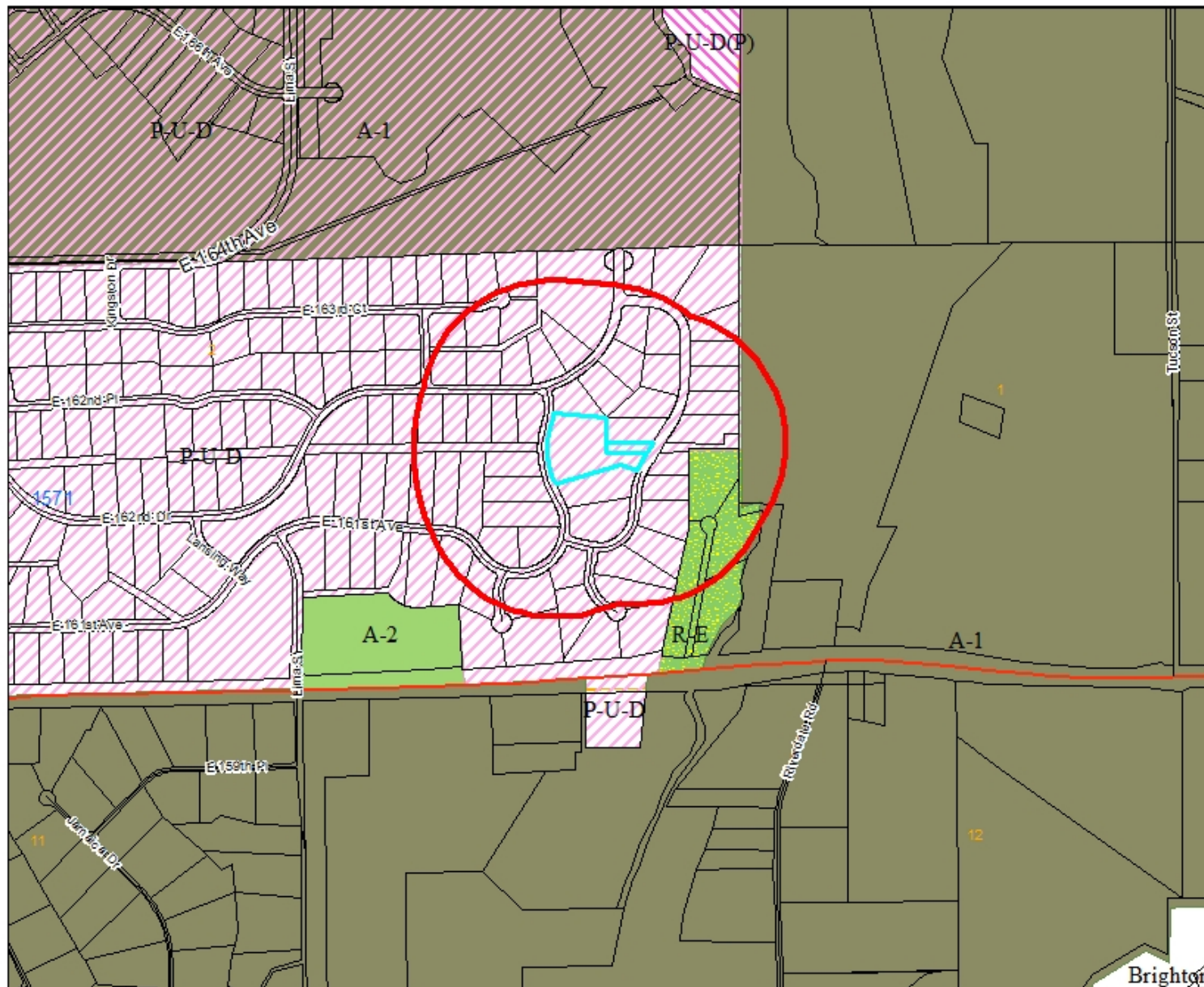
Criteria for Minor Sub/PUD Amendment

- 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



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

Bartley Subdivision , Amendment # 3

PRC2016-00014



For display purposes only.

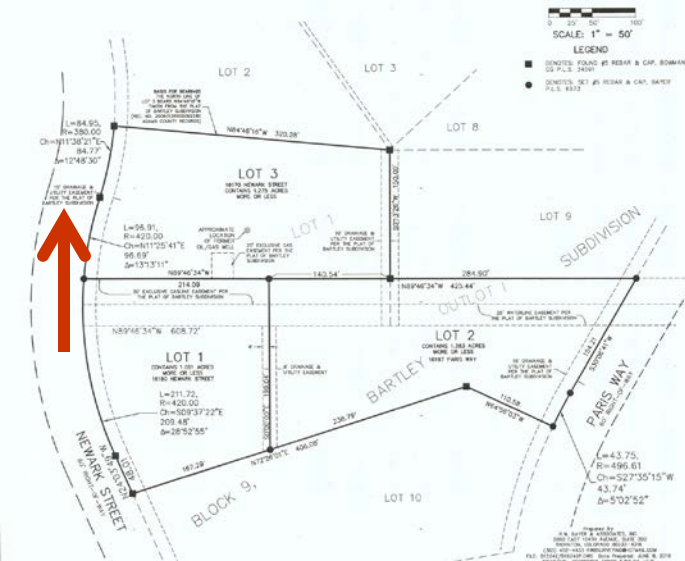


ADAMS COUNTY

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

Planning Commission Update

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



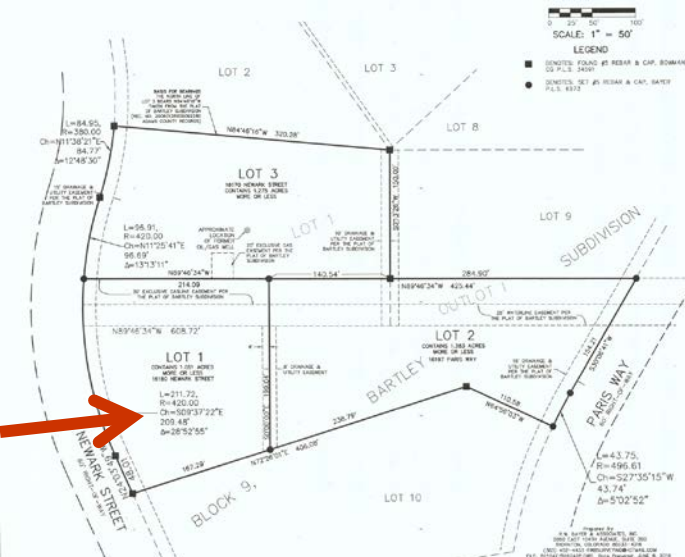
North on Newark St





South on Newark St





Site facing east



Site facing east



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 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.