

Bartley Sub PUD Amend # 3

PRC2016-00014

June 20, 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

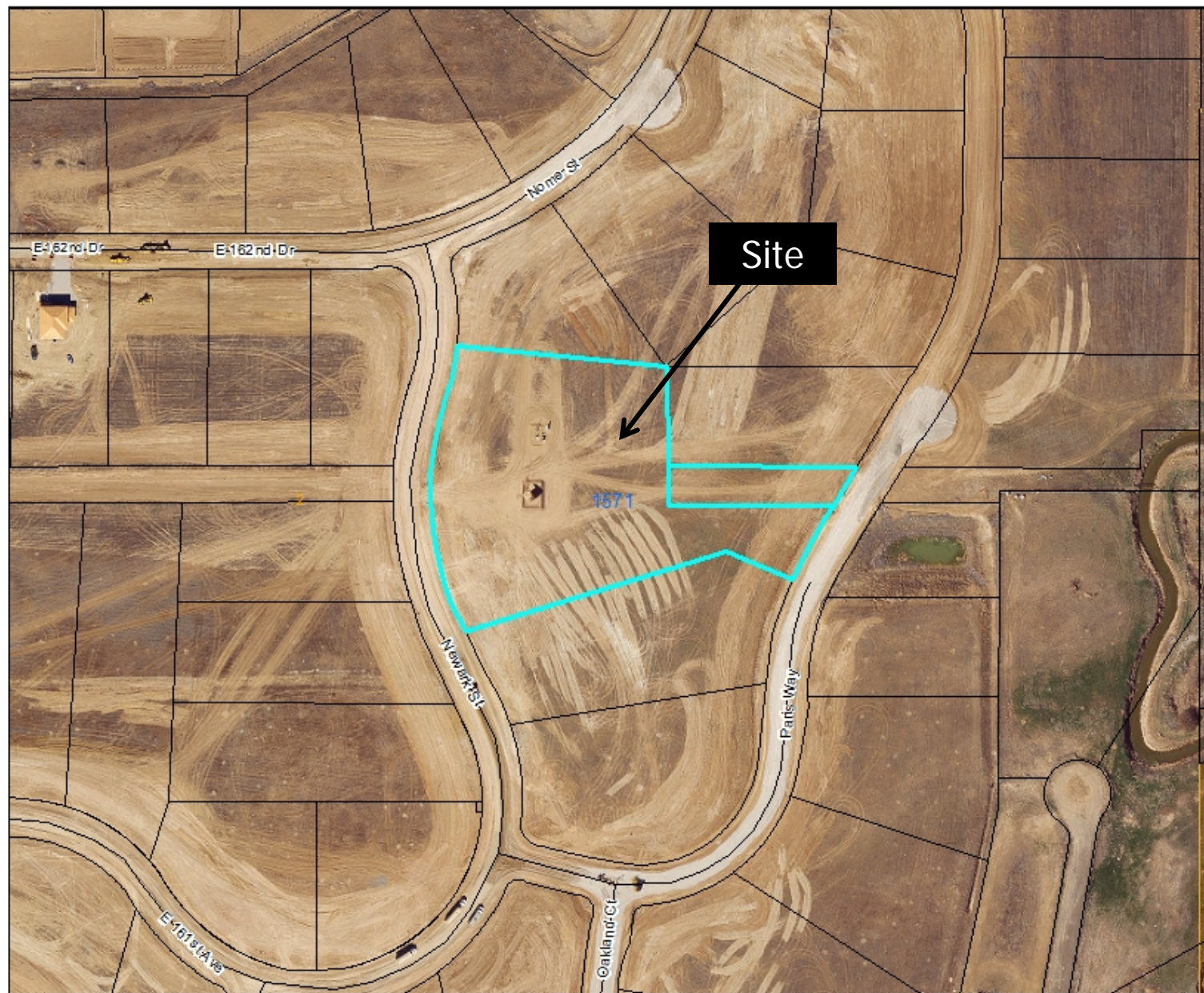
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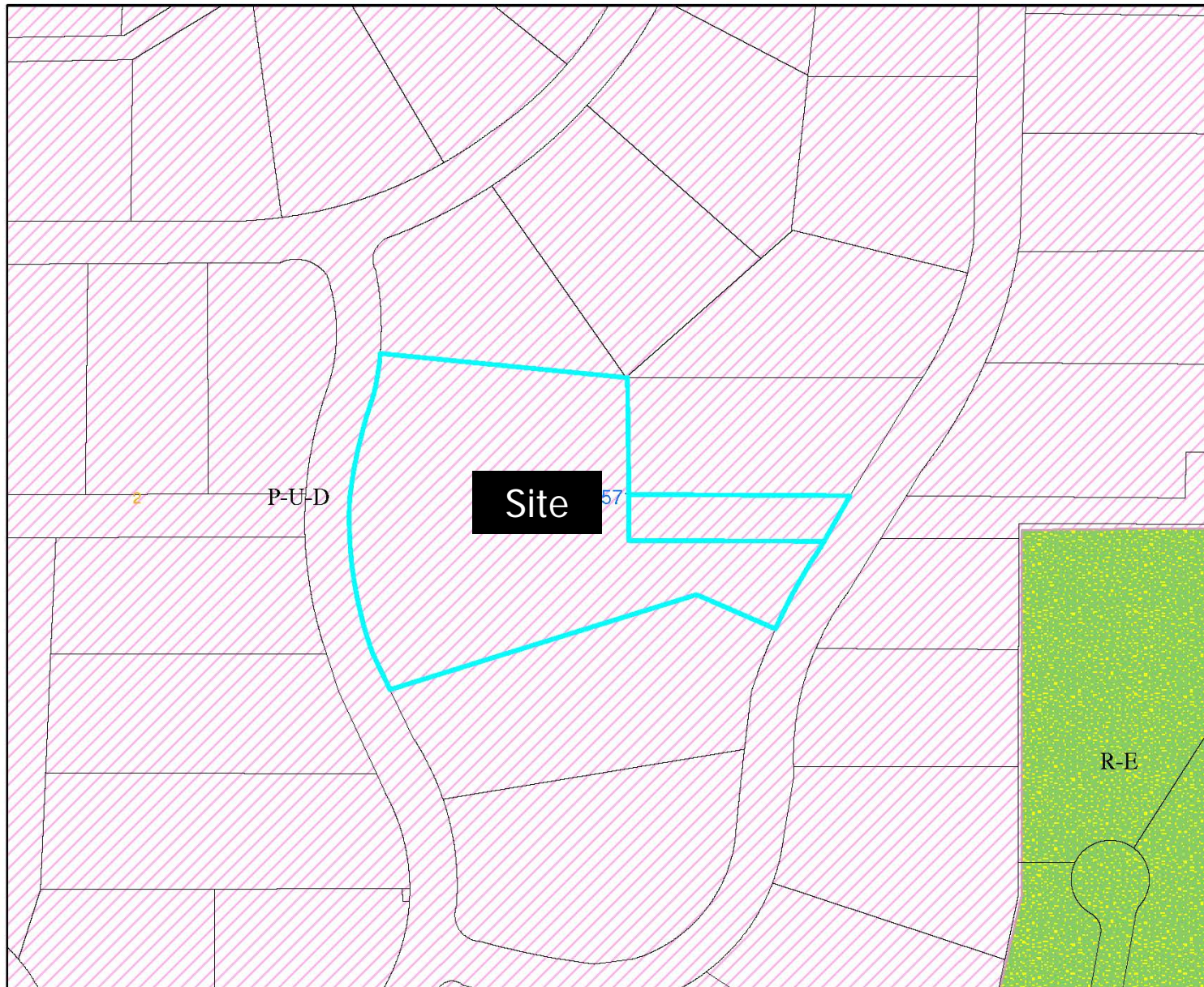
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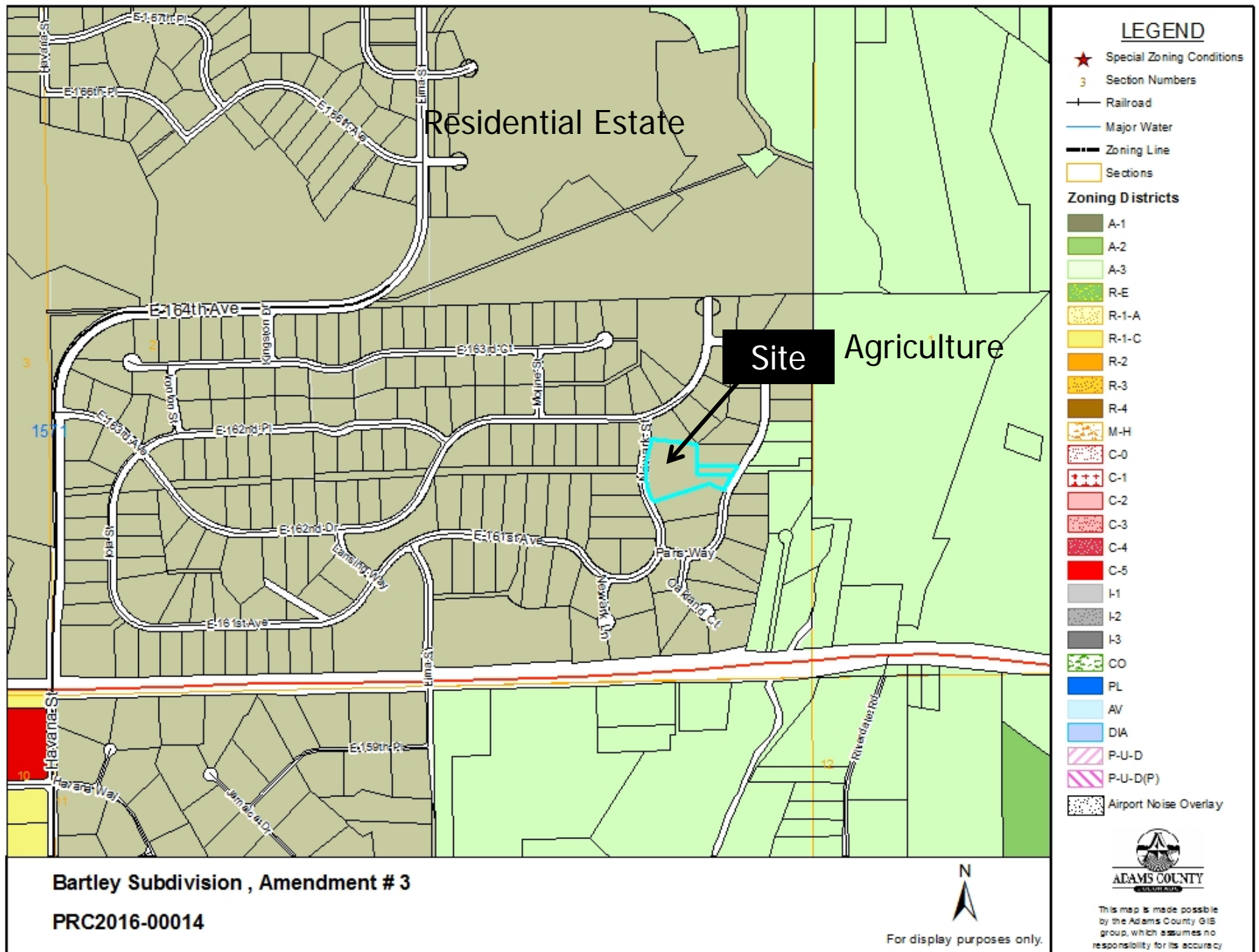


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ADAMS COUNTY
COLORADO

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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

THESE RECORDED CERTIFICATIONS ARE SUBMITTED, NO BUILDING PERMITS SHALL BE ISSUED FOR HOMES ON ANY LOTS OF THE BARTLEY SUBDIVISION NO. 3.

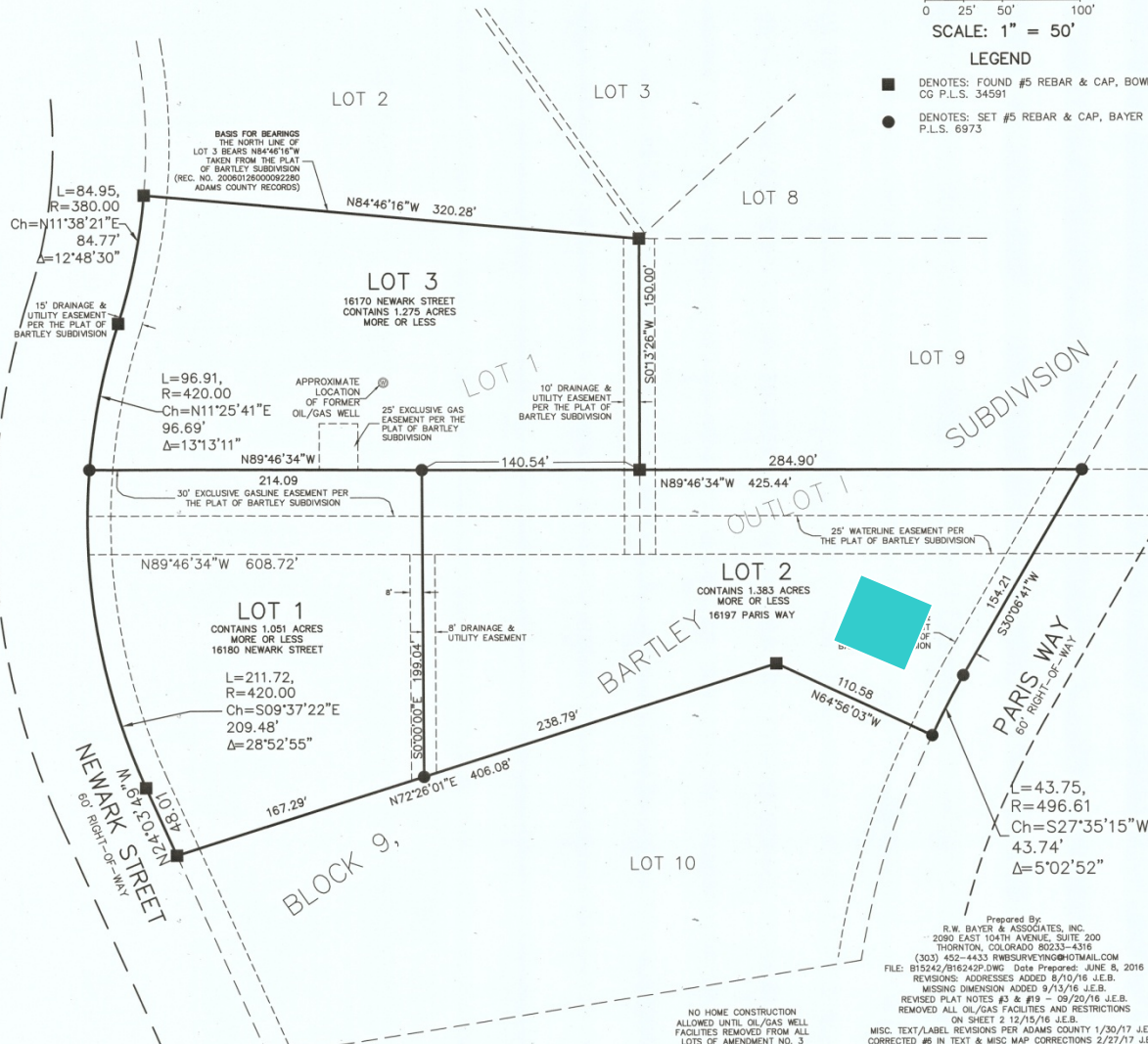


SCALE: 1" = 50'

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

Development Standards

- Plat document indicates oil & gas flow lines on the property.
- Section 4-10-02-03-05(d) requires such lines to be depicted on the plat.
- Plat document needs to be updated.

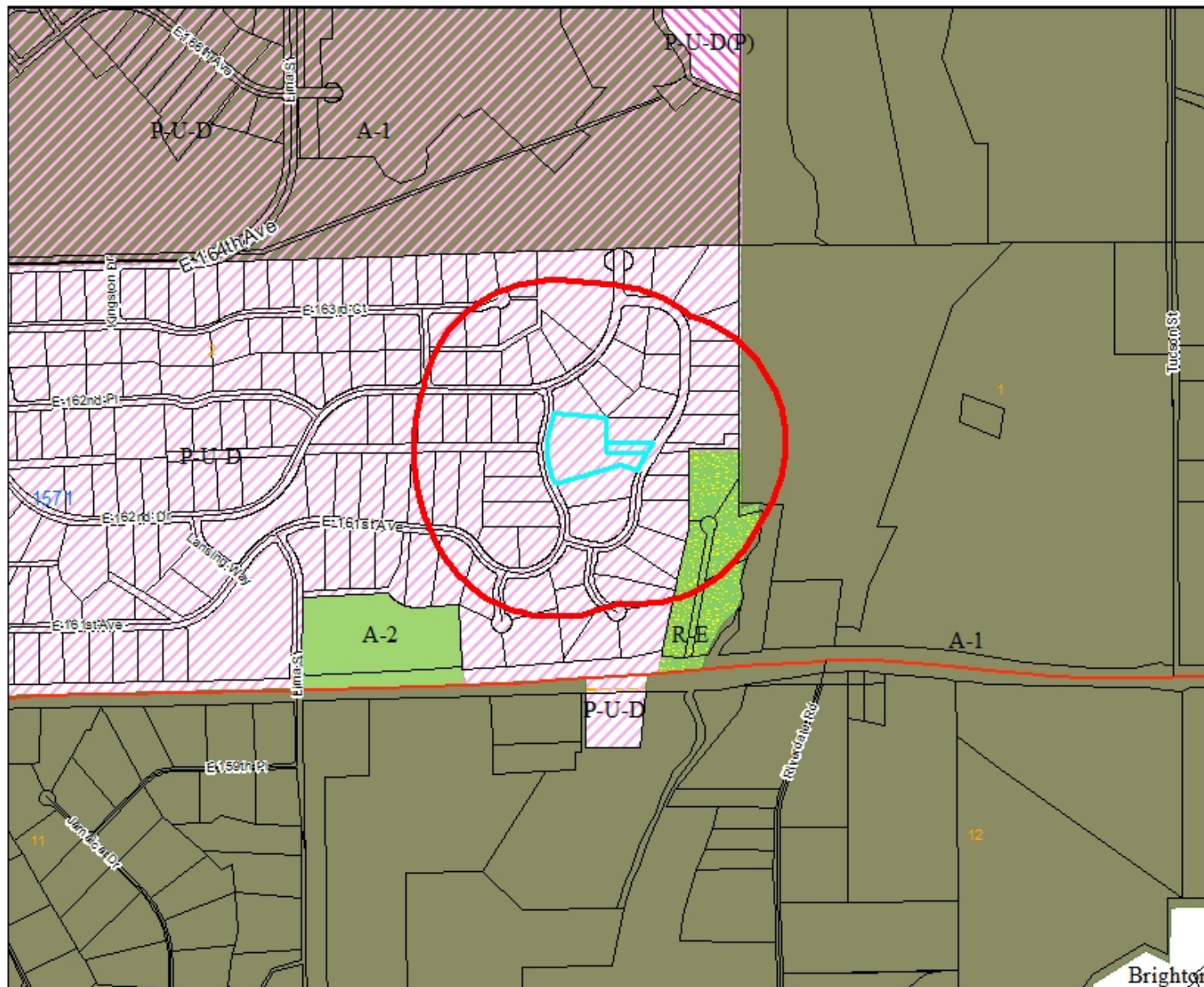
Criteria for Minor Sub/PUD Amendment

- 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



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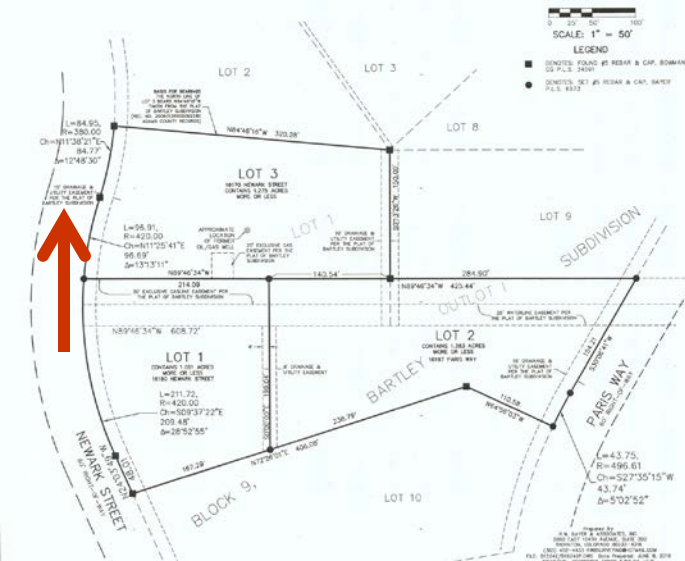
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Planning Commission Update

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

BOCC Update

- BOCC heard this case on 5/2/17
 - Continued request
 - Update plat notes (undocumented easements)
 - Locate gas lines for easement



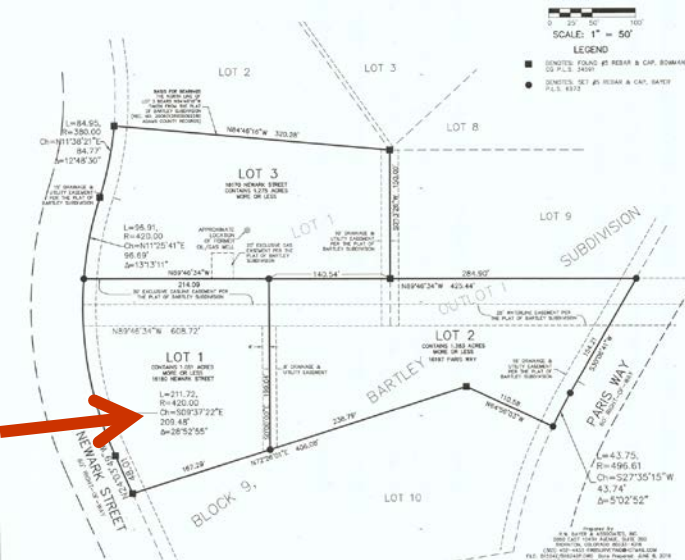
North on Newark St





South on Newark St





Site facing east





Site facing east



Recommendation

- The request is inconsistent with the County Development Standards
 - All gas well flow lines shall be depicted on the plat.
- Staff recommends **Continuance** to 7/18/17.

Finding of Fact

1. Without graphically showing all gas well flow lines in an easement on the plat or providing documentation showing removal of all flow lines on the property, the final plat as currently submitted is inconsistent with the County's Development Standards and Regulations.