

Grasslands at Comanche, Filing No. 1

Final Plat

PLT2016-00032

Southwest of
E. 76th Avenue & Strasburg Road

August 29, 2017

Board of County Commissioners Public Hearing

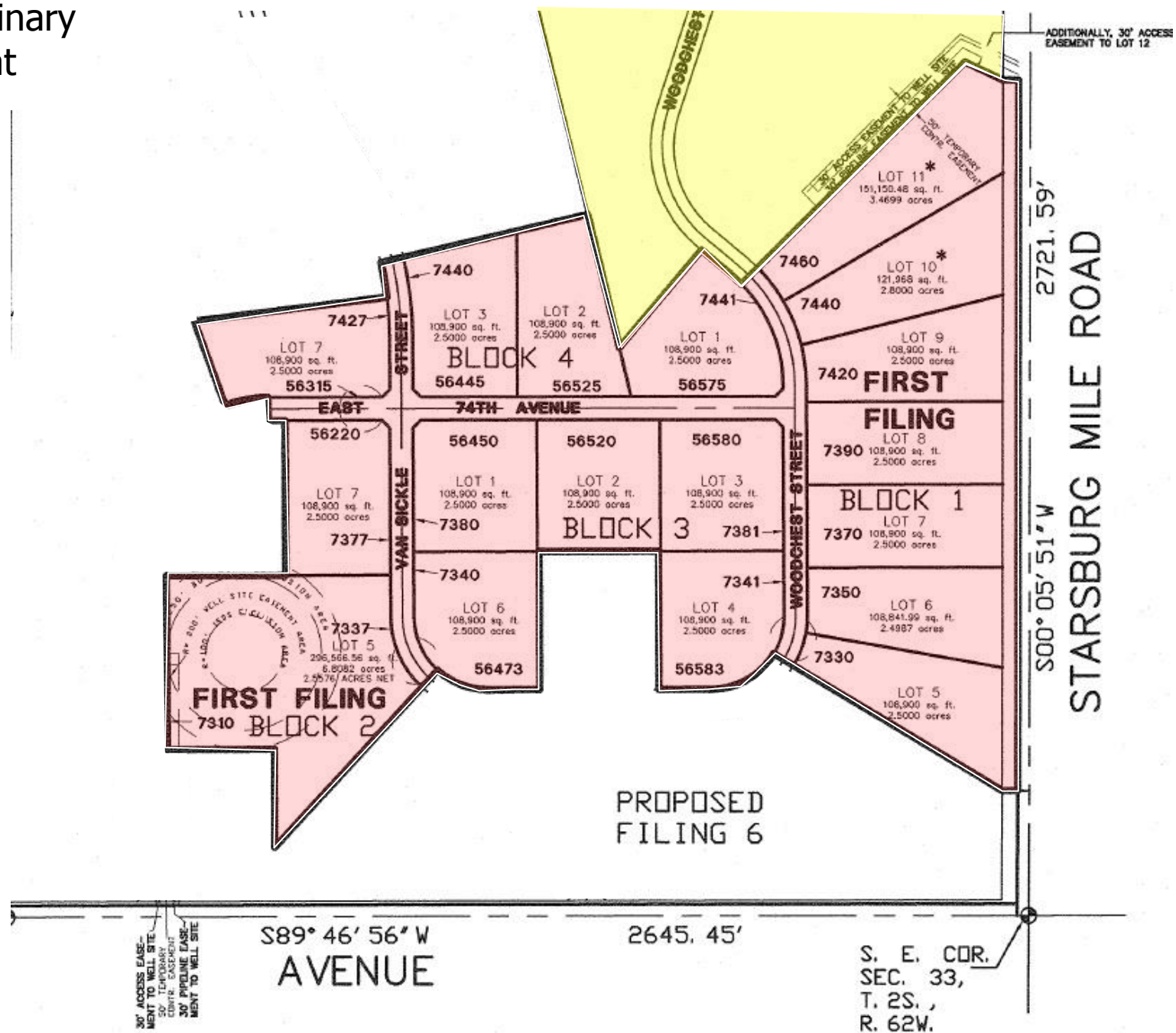
Case Manager: Greg Barnes

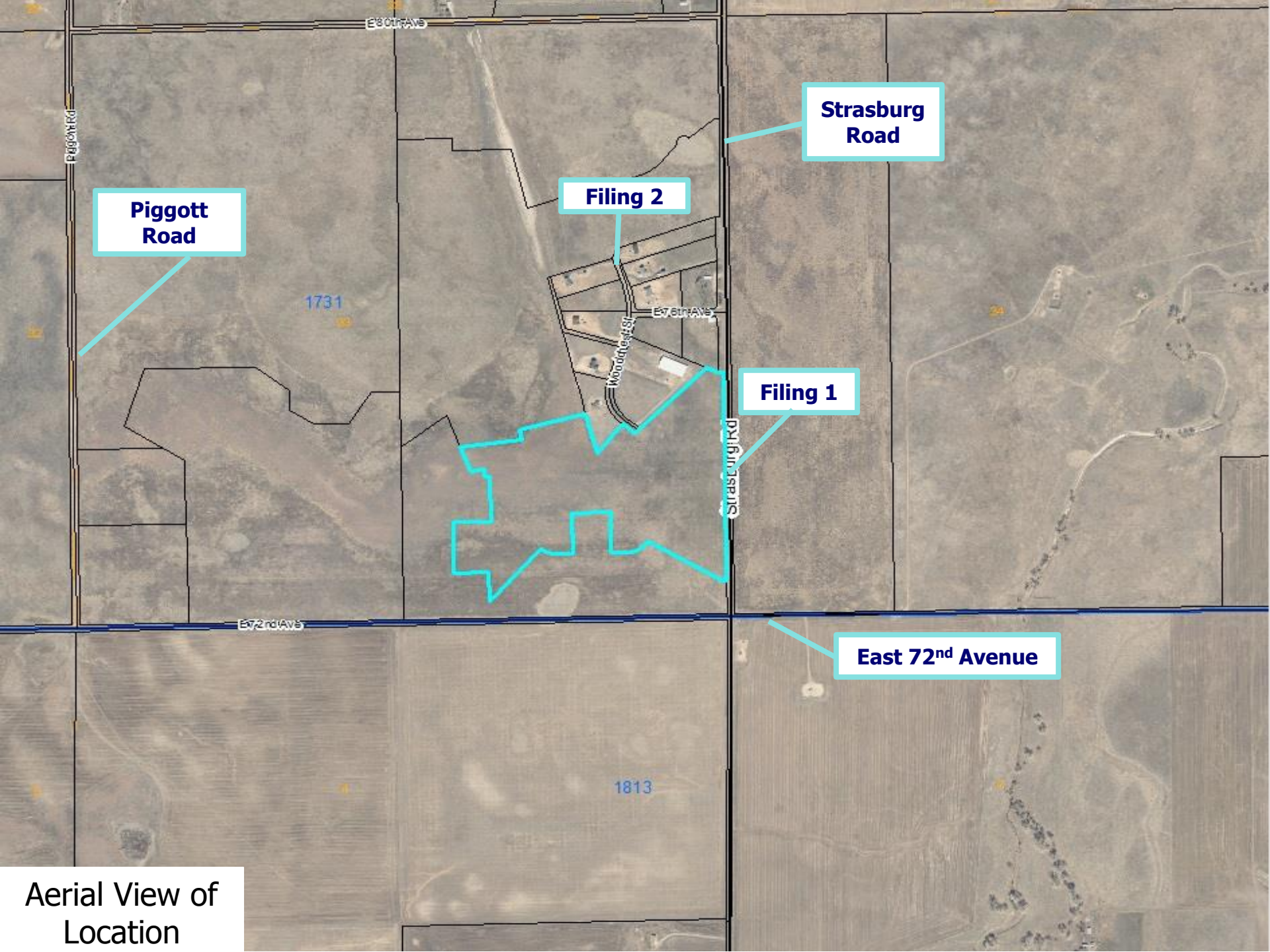


Final Plat Request

- To create of 18 single-family residential lots.

Preliminary Plat





Piggott Road

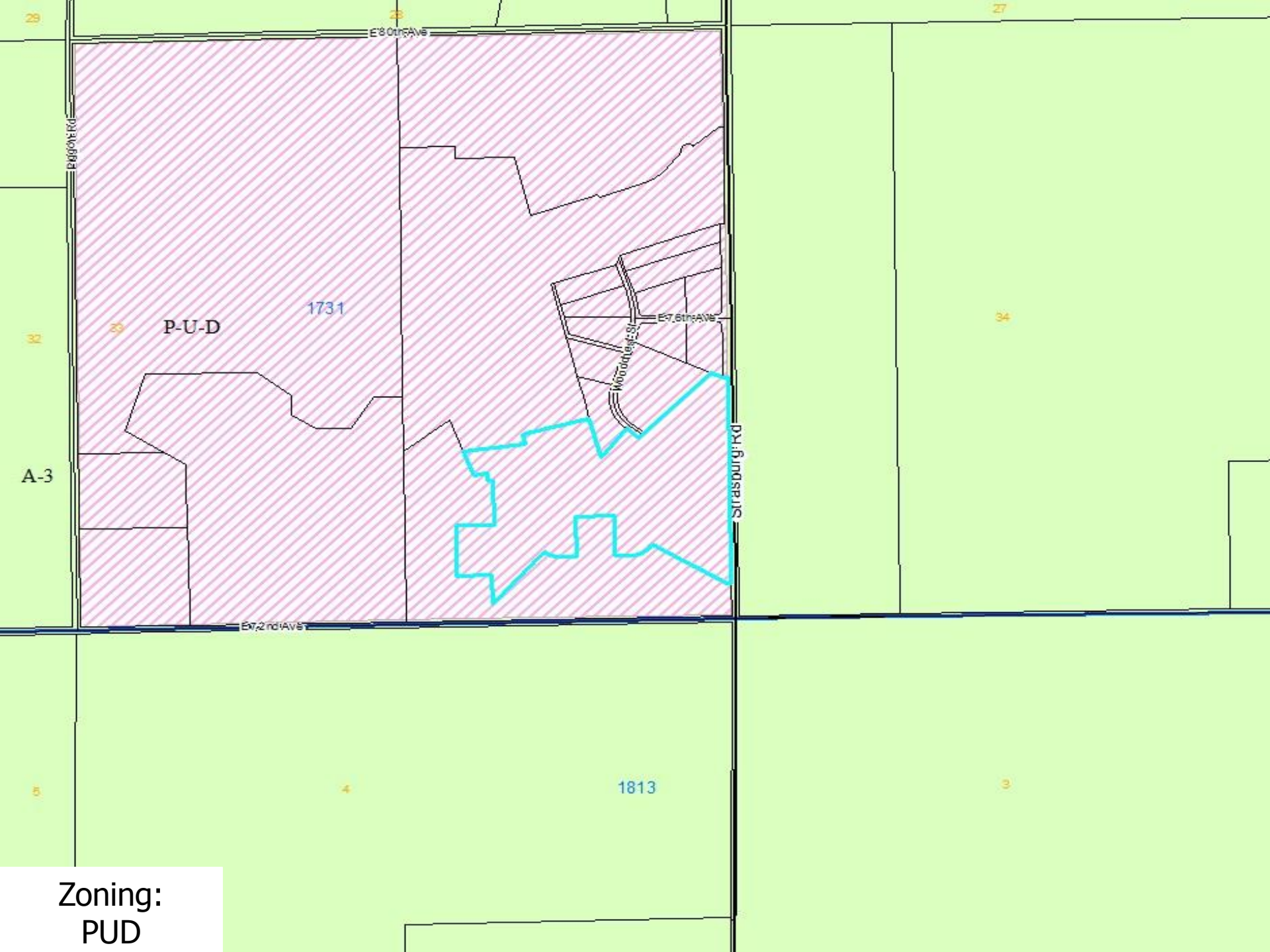
Filing 2

Strasburg Road

Filing 1

East 72nd Avenue

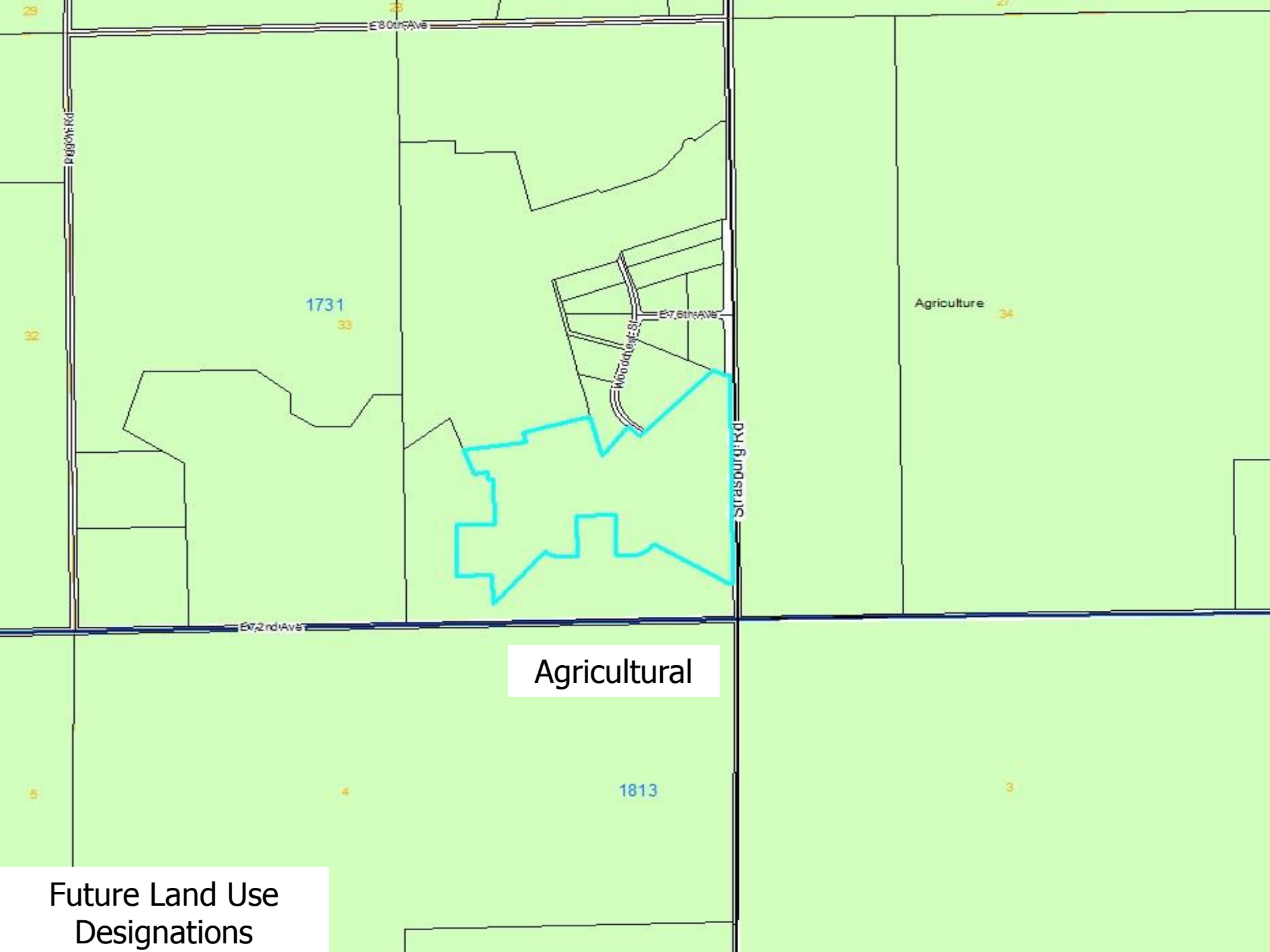
Aerial View of Location



Zoning:
PUD

Grasslands at Comanche PUD

- Approved: January 14, 2008
- 210 acres reserved by conservation easement
- Allows for as many as 118 single-family residential lots.
- Currently, only 10 of the 118 single-family residential lots have been platted.



1731

33

Agriculture

34

Agricultural

1813

Future Land Use
Designations

32

5

4

3

29

27

Criteria for Final Plat Approval

Section 2-02-17-04-05

1. Consistent with Preliminary Plat
2. Conforms to Subdivision Design Standards
3. Sufficient Water Supply
4. Established Sewage Disposal
5. Identification of Topographic Concerns
6. Adequate Drainage Improvements
7. Accommodated for Public Improvements

Development Standards

- **Minimum Lot Size:** 2.5 acres
- **Minimum Lot Width:** 75 feet
- All lots would have access to public streets.

From
Woodchest Street





Referral Period

# of Notices Sent to nearby property owners	# of Comments Received
15	0

CDWR Confirmed availability of water

CGS Collapsible Soils can be addressed when permitting structures

Staff Analysis Conclusion

- Proposal is consistent with approved PUD
- Adequate Water, Sewage, Drainage, Topographic Mitigation Addressed
- Compatible with Comprehensive Plan, Subdivision Standards, and Surrounding Area

Staff Recommendation

- Staff recommends **Approval** of the Final Plat Application with 7 Findings-of-Fact and 1 Note.

Findings of Fact for Approval

1. The final plat is consistent and conforms to the approved preliminary plat.
2. The final plat is in conformance with the subdivision design standards.
3. 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.
4. 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 the system complies with state and local laws and regulations.

Findings of Fact for Approval

5. 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.
6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
7. 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.