



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> August 29, 2017
<b>SUBJECT:</b> Major Subdivision, Final Plat for Grasslands at Comanche, Filing 1
<b>FROM:</b> Norman Wright, Director of Community & Economic Development
<b>AGENCY/DEPARTMENT:</b> Community & Economic Development Department
<b>HEARD AT STUDY SESSION ON</b>
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves the Grasslands at Comanche, Filing 1 Final Plat with 7 findings-of-fact and 1 note.

### **BACKGROUND:**

Holly Investment Company, the applicant, is requesting a major subdivision final plat to create 18 lots, and associated public roads on approximately 57 acres. The subject request is located in the Grasslands at Comanche Planned Unit Development. The property abuts Strasburg Road to the east and Woodchest Street to the north. The proposed lots in the subdivision will have access on public rights-of-way, specifically on Woodchest Street, East 74<sup>th</sup> Avenue, and Van Sickle Street. A majority of the surrounding properties to the south, west, and east of the property are all undeveloped or used for agriculture. The properties to the north are developed as single-family residential. Section 2-02-17-04 of the County's Development Standards and Regulations outline the criteria for approval of a final plat. The proposed request conforms to all requirements outlined in the Development Standards and Regulations (see attached staff report).

Per Section 5-02-05 of the County's Development Standards and Regulations, a Subdivision Improvements Agreement (SIA) is required with approval of a final plat. The SIA is for public improvements including drainage improvements and construction of three local streets to serve the proposed subdivision. The SIA is required to address the manner and timing of the completion of all improvements, including responsibility for payment of the costs of improvements associated with the development. Staff has reviewed the SIA for the proposed subdivision and determined the proposed agreement complies with the County's Development Standards and Regulations (See Exhibit 3.3). No construction, building or change-in-use permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to Adams County.

**AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

Community & Economic Development Department

**ATTACHED DOCUMENTS:**

- BOCC staff report and packet
- Resolution approving application in case PLT2016-00032

**FISCAL IMPACT:**

Please check if there is no fiscal impact ☒. If there is fiscal impact, please fully complete the section below.

**Fund:****Cost Center:**

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			

**New FTEs requested:** ☐ YES ☐ NO

**Future Amendment Needed:** ☐ YES ☐ NO

**Additional Note:**