

Adams Fire Station #11

PRC2017-00003

December 5, 2017

Board of County Commissioners

Community and Economic Development

Case Manager: Emily Collins



Request

1. Comprehensive Plan Amendment
 - Parks and Open Space to Public
2. Rezone from R-1-C to Public Lands
3. Minor Subdivision to create 2 lots

Background

- April 2016
 - BOA approved variance for height of fire station

Hwy 36

W. 70th Ave.

Pecos St.

**Midtown at Clear
Creek**





Jordani Dr

W 68th Ave

Percos St

W 70th Pl

W 70th Ave

W 72nd St

W 74th St

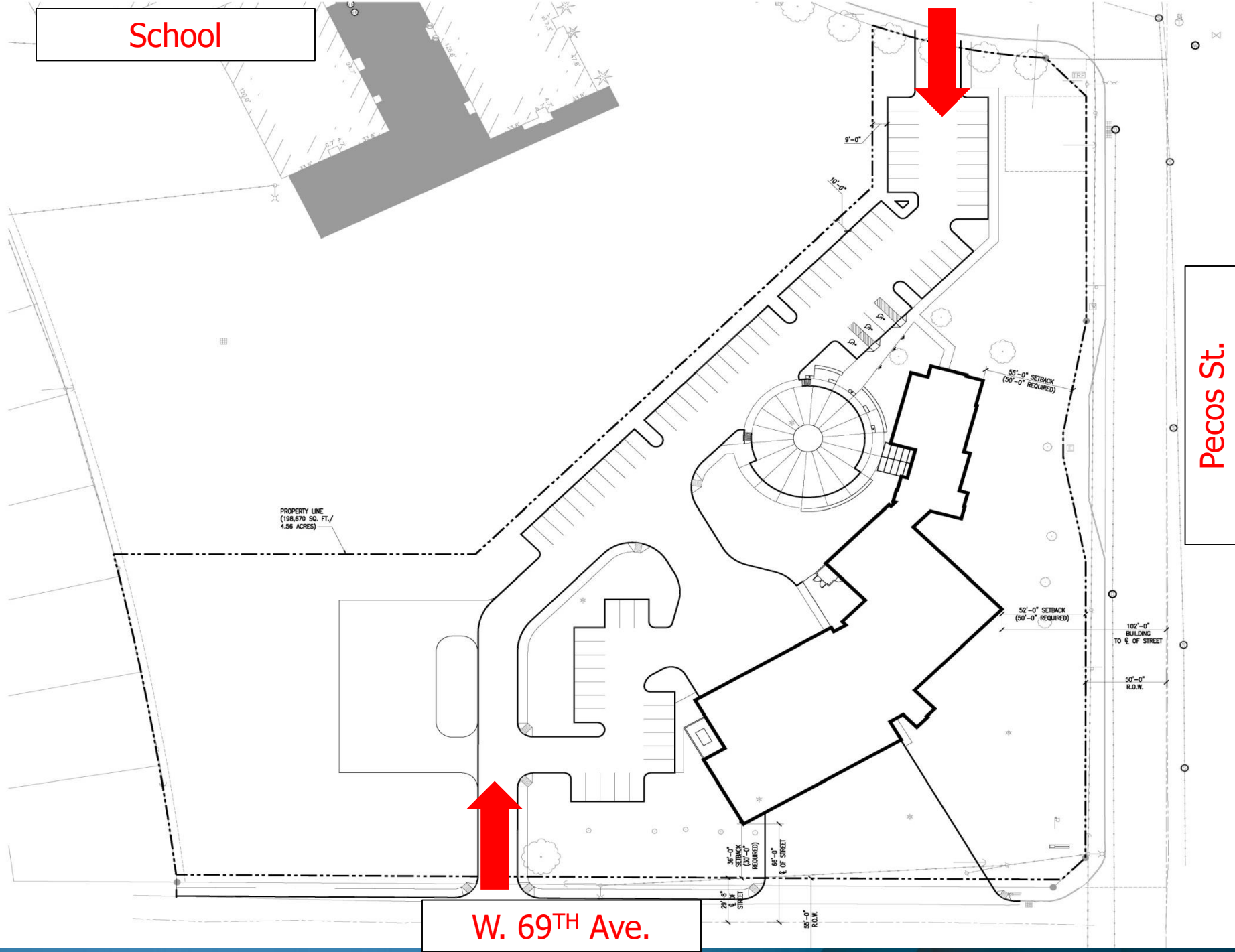
W 68th Ave

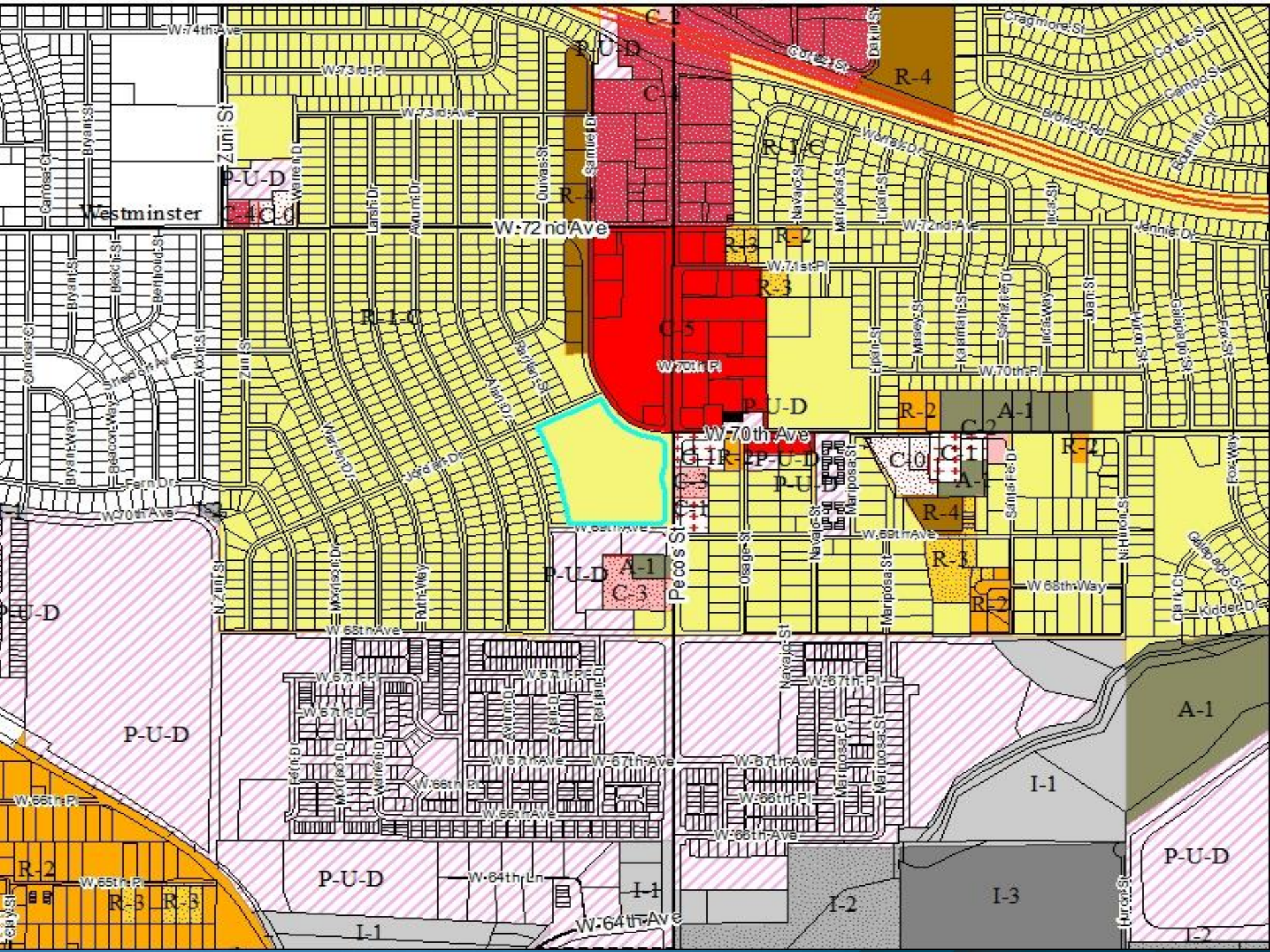
School

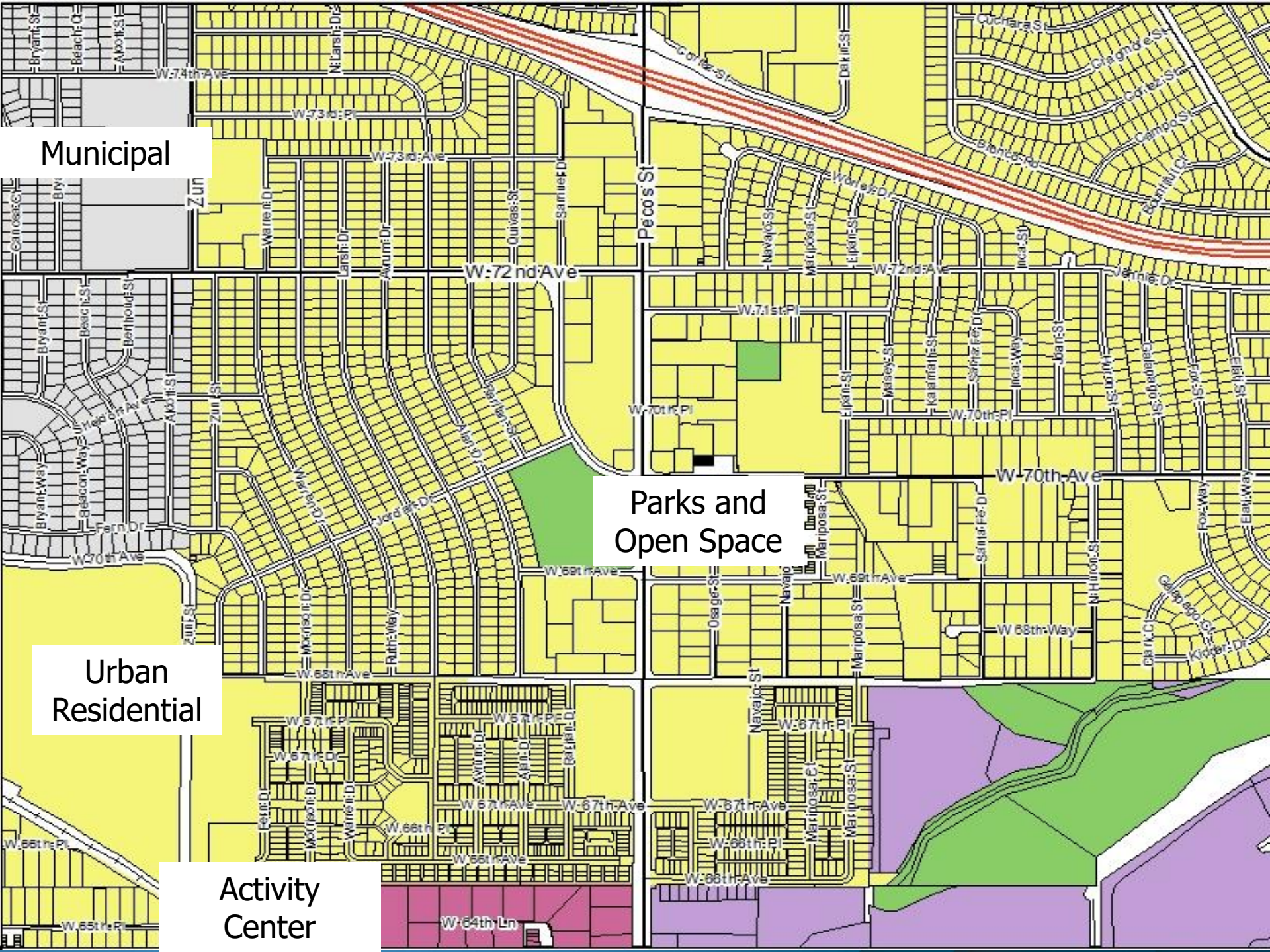
PROPERTY LINE
(198,670 SQ. FT./
4.56 ACRES)

W. 69TH Ave.

Pecos St.







Municipal

Parks and
Open Space

Urban
Residential

Activity
Center

Criteria for Comprehensive Plan Amendment

Section 2-02-13-06-02

1. Consistent with goals of Comprehensive Plan
2. Consistent with land use, transportation, and open space plans
3. Advances health, safety, and welfare

Criteria for Rezone

Section 2-02-13-06-02

1. Consistent with Comprehensive Plan
2. Consistent with Development Standards
3. Complies to Development Standards
4. Harmonious & Compatible

- Areas for parks, public open space
- Government facilities
- Schools

Criteria for Final Plat Approval

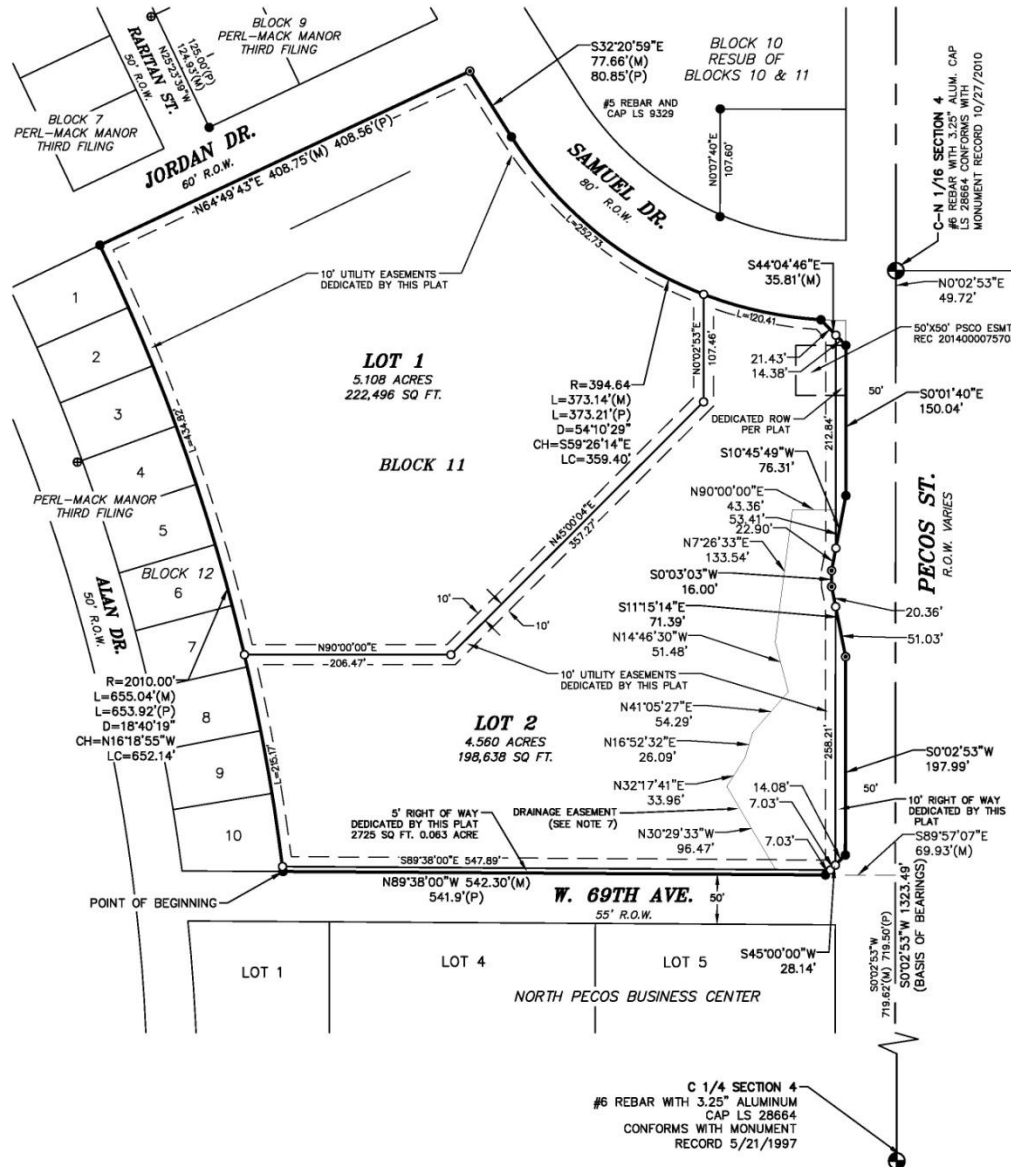
Section 2-02-18-03-05

1. Consistent with Sketch 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

BLOCK 11, PERL MACK MANOR THIRD FILING

PRC2017-00003

REPLAT OF BLOCK 11, RESUBDIVISION OF BLOCKS 10 AND 11, PERL-MACK MANOR THIRD FILING
LOCATED IN THE NW OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO



Lot 1

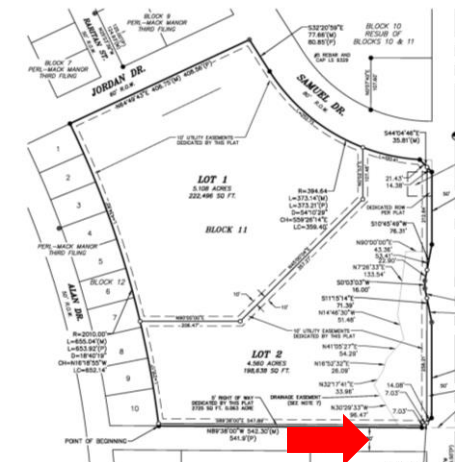
- ✓ 5.2 acres
- ✓ School site

Lot 2

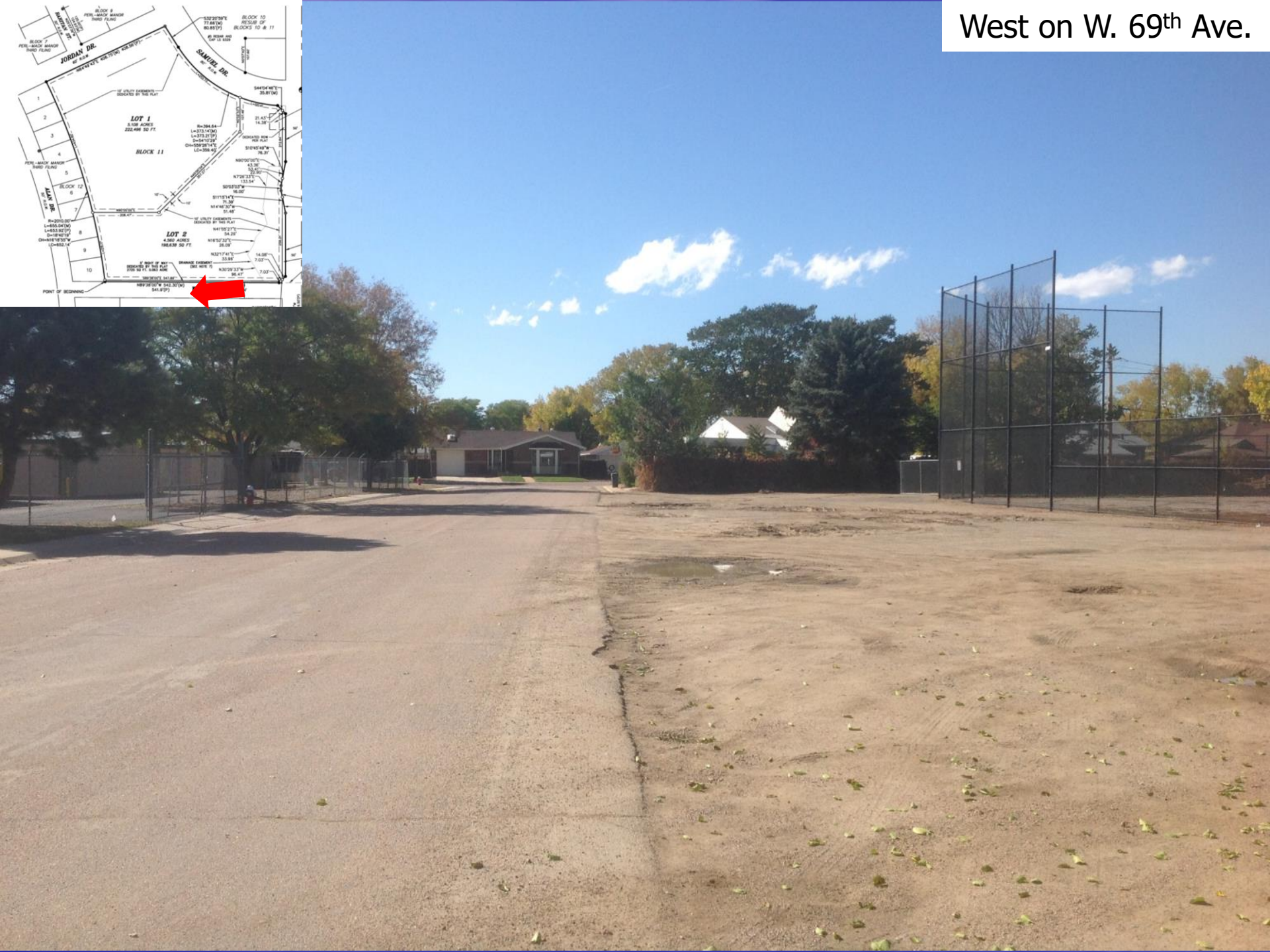
- ✓ 4.5 acres
- ✓ Fire Station

- ✓ Lot size
- ✓ Access
- ✓ Water and Sanitation
- ✓ Public Improvements

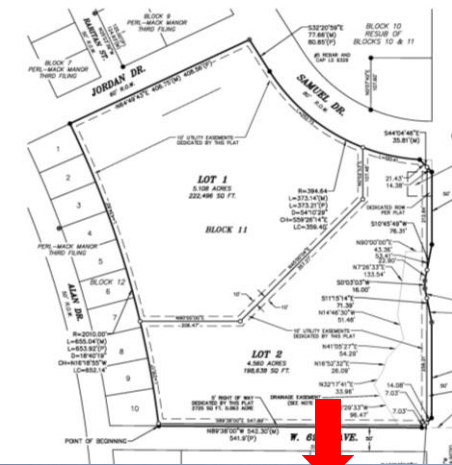
East on W. 69th Ave.



West on W. 69th Ave.



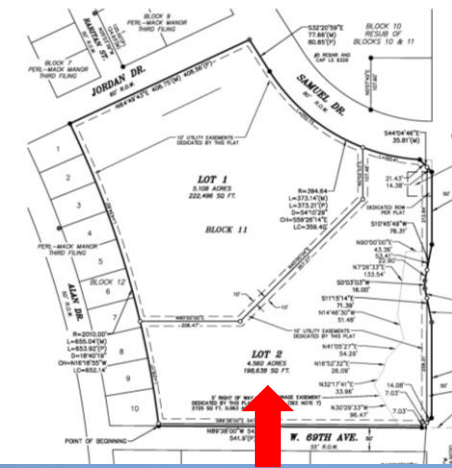
South on W. 69th Ave.



NE on W. 69th Ave.



North on W. 69th Ave.



Referral Comments

- No concerns:
 - Xcel, CDOT, CDPHE, Tri-County, Division of Water, Geological Survey, Hylands Hills
- Development Services:
 - Construction plans and SIA
- Property Owners within 800 ft:

Notifications Sent	Comments Received
279	1

- Opposed due to potential increase in taxes

Analysis

Comprehensive Plan Amendment

- Consistent with goals and policies
- Compatible with land use, transportation, parks plans

Rezone:

- Consistent with Comprehensive Plan and regulations
- Compatible with surrounding area

Minor Subdivision Final Plat:

- Consistent with subdivision design standards
- Sufficient water and sanitation
- Adequate drainage and public improvements

PC Update

- Considered on November 9, 2017
 - Continued to November 30th
 - 7 members required to consider Comprehensive Plan Amendment
- Discussion
- Public Testimony

Recommendation

Staff recommends **Approval** based on 18 Findings-of- Fact, 1 condition precedent, and 1 condition.

Recommended Conditions

Condition Precedent:

1. Prior to the Board of County Commissioner's hearing, the applicant shall submit the final executed Subdivision Improvements Agreement to staff.

Condition of Approval:

1. No construction permits shall be issued until all required collateral associated with the SIA is provided and approved by County staff.