

# Telluride Bar & Grill

PRC2017-00008

May 1, 2018

Board of County Commissioners Public Hearing

**Community and Economic Development**

**Case Manager: Julie Wyatt**



# Request

- Comprehensive Plan Amendment
  - Existing: Parks & Open Space
  - Proposed: Commercial
- Rezone
  - Existing: Agricultural-2 (A-2)
  - Proposed: Commercial-2 (C-2)



Prairie Center

This is an aerial photograph of a rural area in Nebraska. A major highway, Interstate 76, runs diagonally from the bottom left towards the top right. It is highlighted with a thick red double line. To the northwest of the highway is a residential area labeled 'Prairie Center'. To the southeast is a more developed area labeled 'Barr Lake'. A cyan-colored polygon is highlighted on the east side of Interstate 76, near the intersection with E 136th Ave. Several local roads are labeled, including Prairie Center Pkwy, E 136th Ave, E 138th Ave, E 140th Ave, E 142nd St, and E 144th St. A blue number '1563' is visible on the left side of the map. A small blue and red shield with the number '76' is located on the highway. The terrain is mostly flat with some fields and scattered buildings.

I-76

E 136<sup>th</sup> Ave

Barr Lake

E 136th Ave

E 138th Ave

# Background

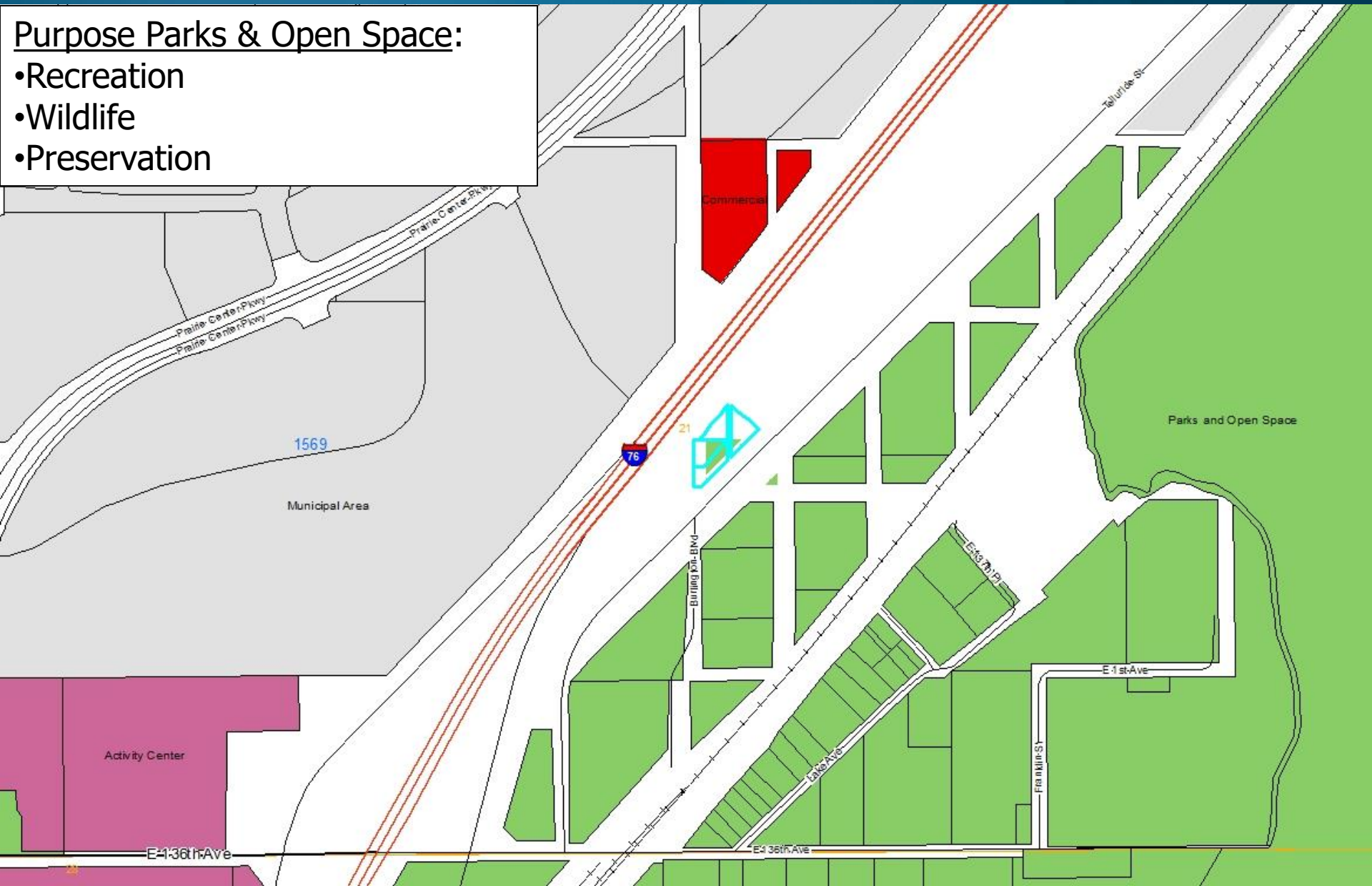
- Existing structure was built as a restaurant in 1941
- Operated as a restaurant until 2010
- Applicant is proposing to re-establish restaurant use on property
  - Attended conceptual review meeting in February 2017



# Existing Future Land Use Designation

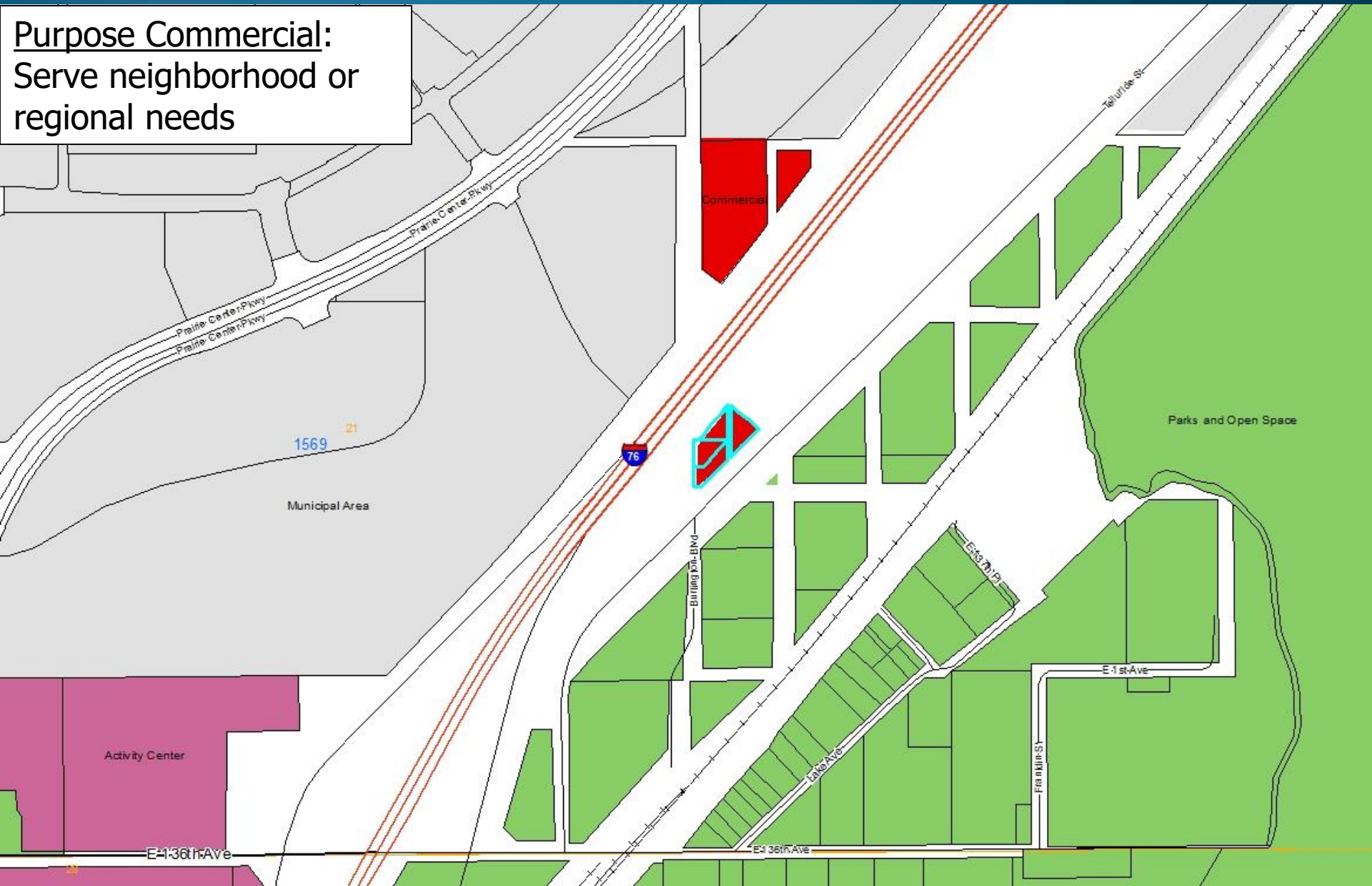
## Purpose Parks & Open Space:

- Recreation
- Wildlife
- Preservation



# Proposed Comprehensive Plan Amendment

Purpose Commercial:  
Serve neighborhood or  
regional needs



# Comprehensive Plan Amendment Criteria

Section 2-02-13-06-03

1. Consistent with goals and policies
2. Consistent with land use, transportation, and open space maps
3. Advances the health, safety, and welfare of the citizens and property owners of Adams County

# Staff Analysis

- Acts as transition between residential properties and highway
- Near a major commercial thoroughfare
- Advances the welfare of nearby citizens by providing a neighborhood business

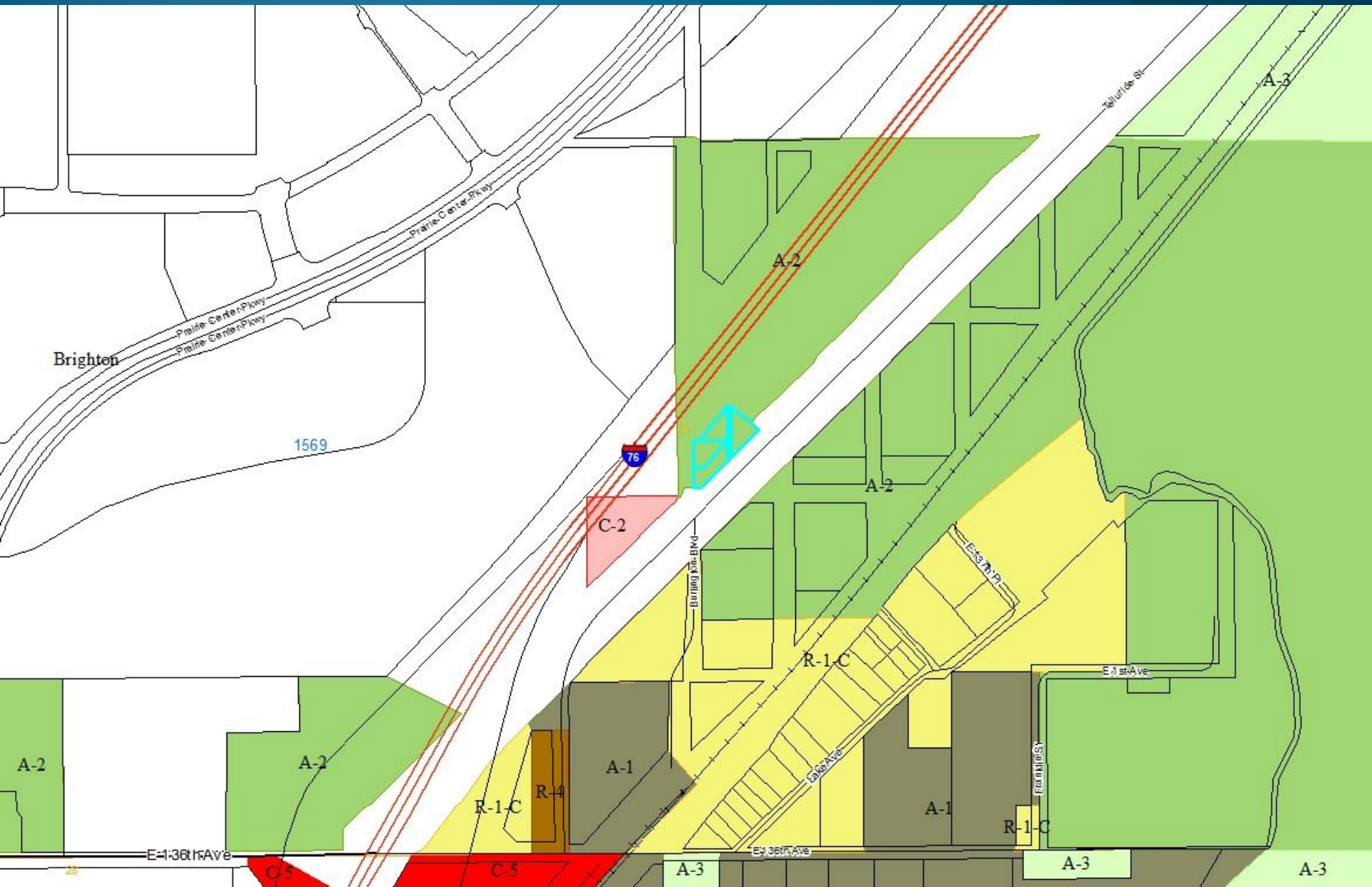


# Rezoning Criteria

Section 2-02-13-06-02

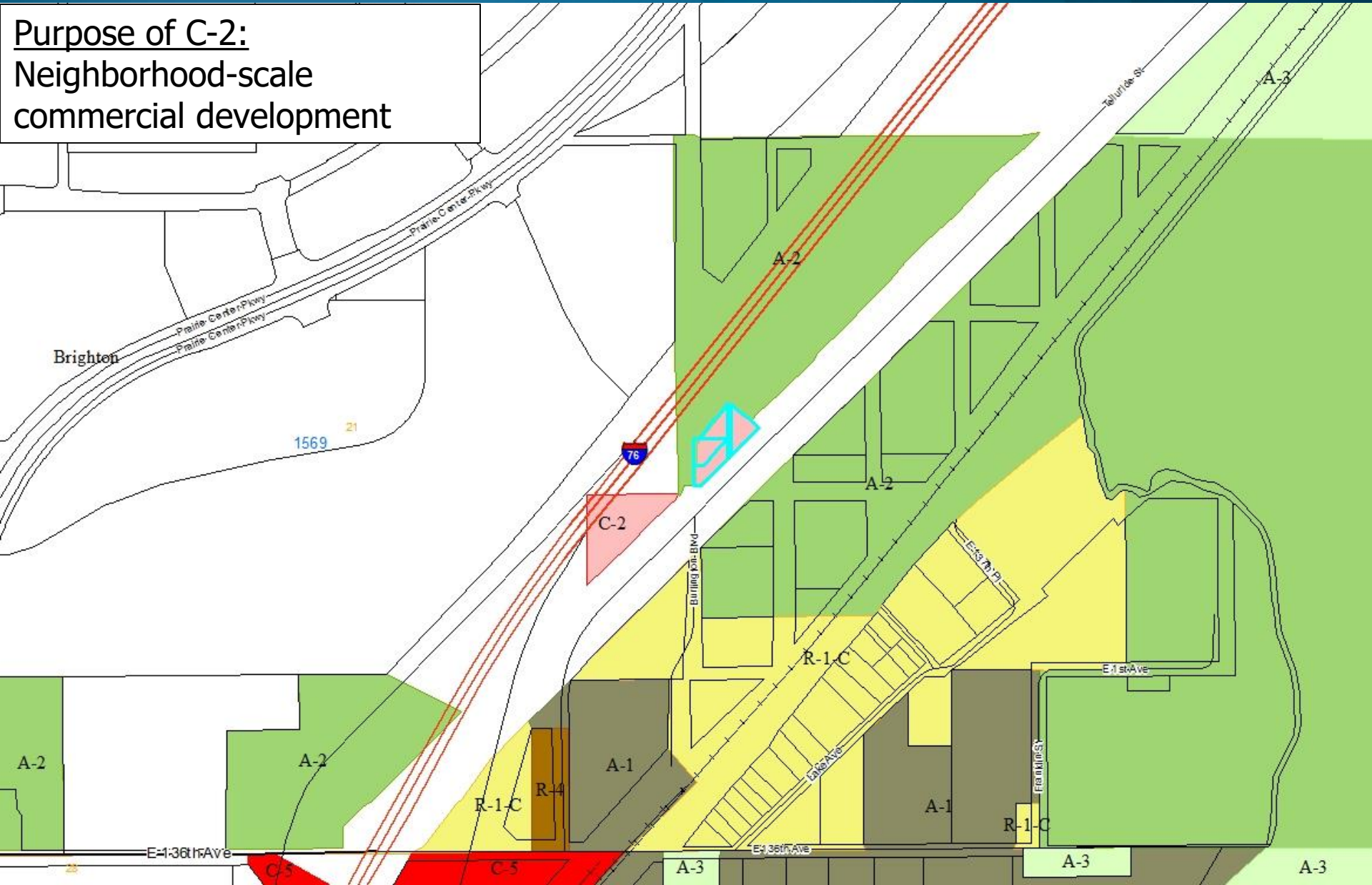
1. Consistent with Comprehensive Plan
2. Consistent with purposes of standards and regulations
3. Complies with requirements of standards and regulations
4. Compatible with surrounding area

# Existing Zoning



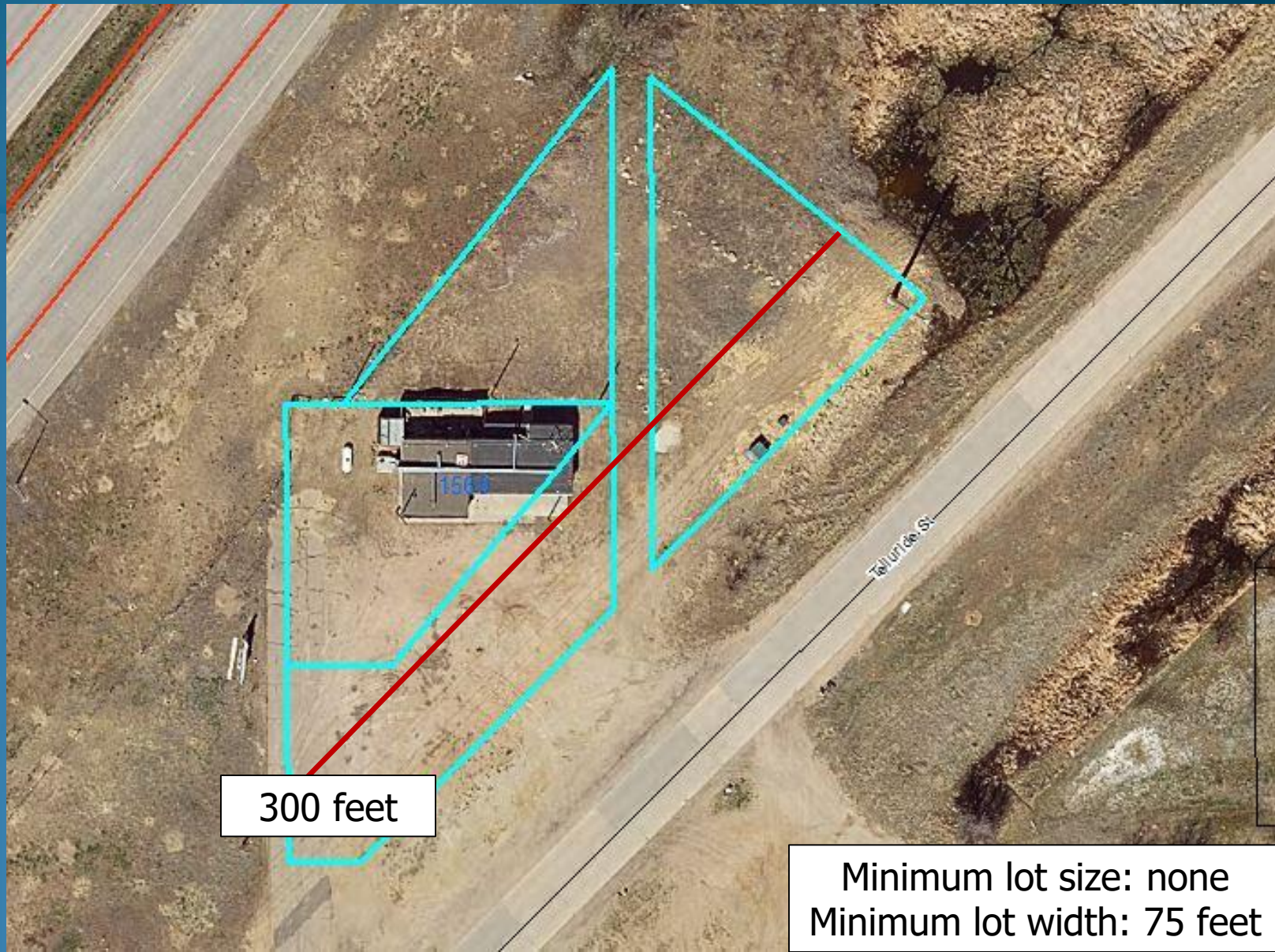
# Proposed Zoning Map Amendment

Purpose of C-2:  
Neighborhood-scale  
commercial development





# C-2 Standards



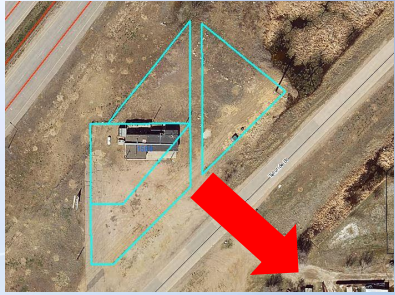
300 feet

Minimum lot size: none  
Minimum lot width: 75 feet











# North along Telluride



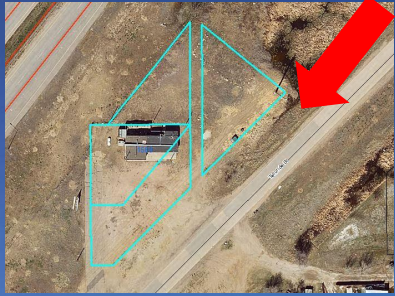
LIL POPPETE'S  
TAVERN  
COLD BEER  
&  
SNACKS

SNACKS





North along Telluride





# Referral Comments

- No concerns:
  - City of Brighton, Brighton Fire, CDOT, Tri County, Xcel
- Development Services Staff:
  - Applicant shall apply for a minor subdivision and engineering review
- Property Owners within 750 feet of subject site

Notifications Sent	Comments Received
12	0

# PC Update

- Public Hearing: April 12, 2018
- No concerns expressed
- Voted (7-0) for approval
- The Planning Commission **approved** Comprehensive Plan Amendment for ratification with 3 Findings-of-Fact.
- The Planning Commission and staff recommend **approval** of the proposed rezoning RCU2017-00044 with 4 Findings-of-Fact.