

Berkeley Meadows

PRC2016-00005

NW corner of West 56th Avenue & Zuni Street

January 15, 2019

Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Greg Barnes



Request

1. Final Plat
2. Final Development Plan
3. Subdivision Improvements Agreement
 - Creates 56 single-family residential lots on 10.2 acres

Background

On February 16, 2016, the Board of County Commissioners approved the following applications:

1. Rezoning from R-1-C to PUD
2. Preliminary Plat for 54 lots
3. Preliminary Development Plan
4. Waiver from Street Design Standards



Interstate 76

Site

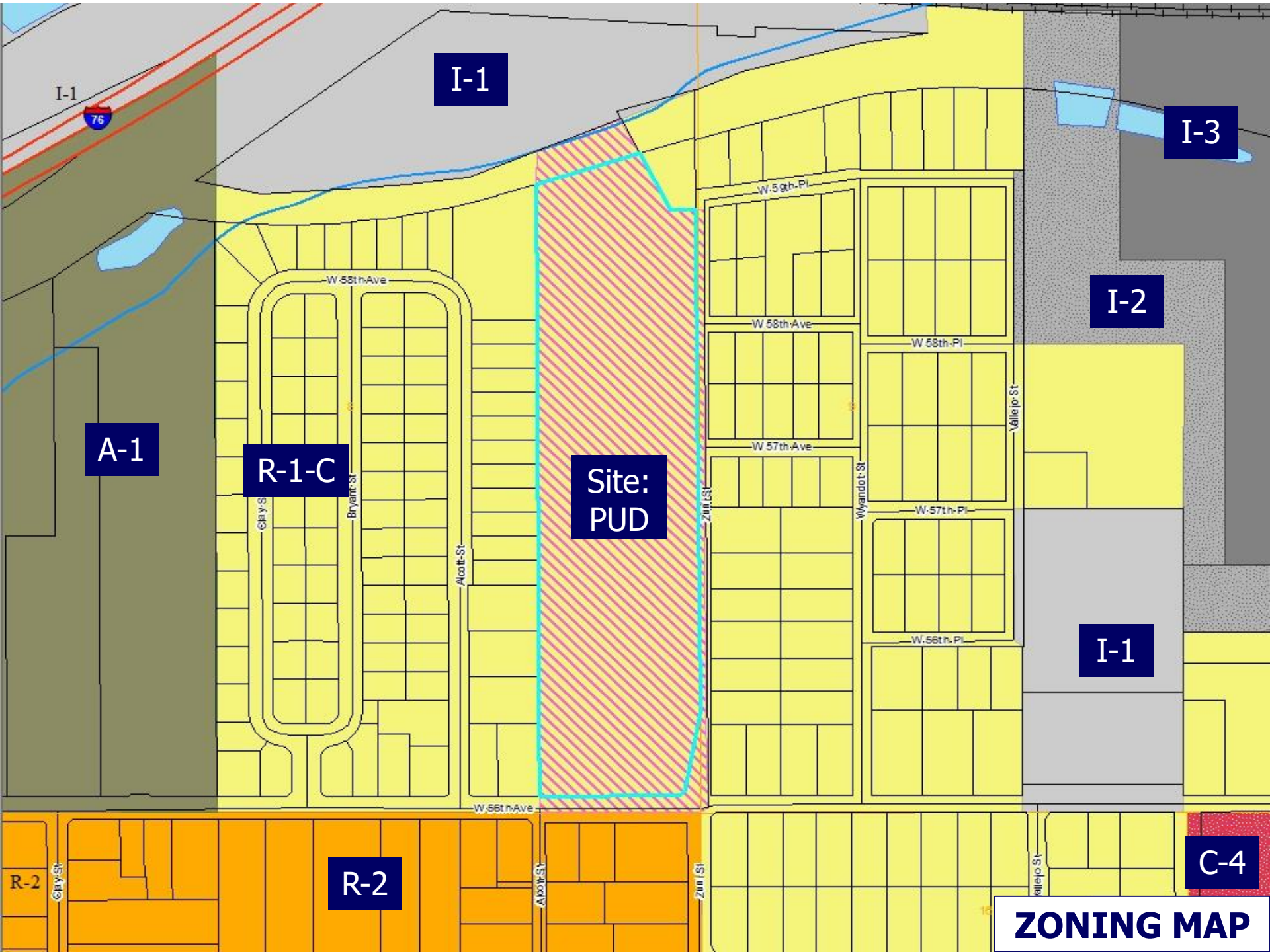
**Pecos
Street**

W. 56th Avenue

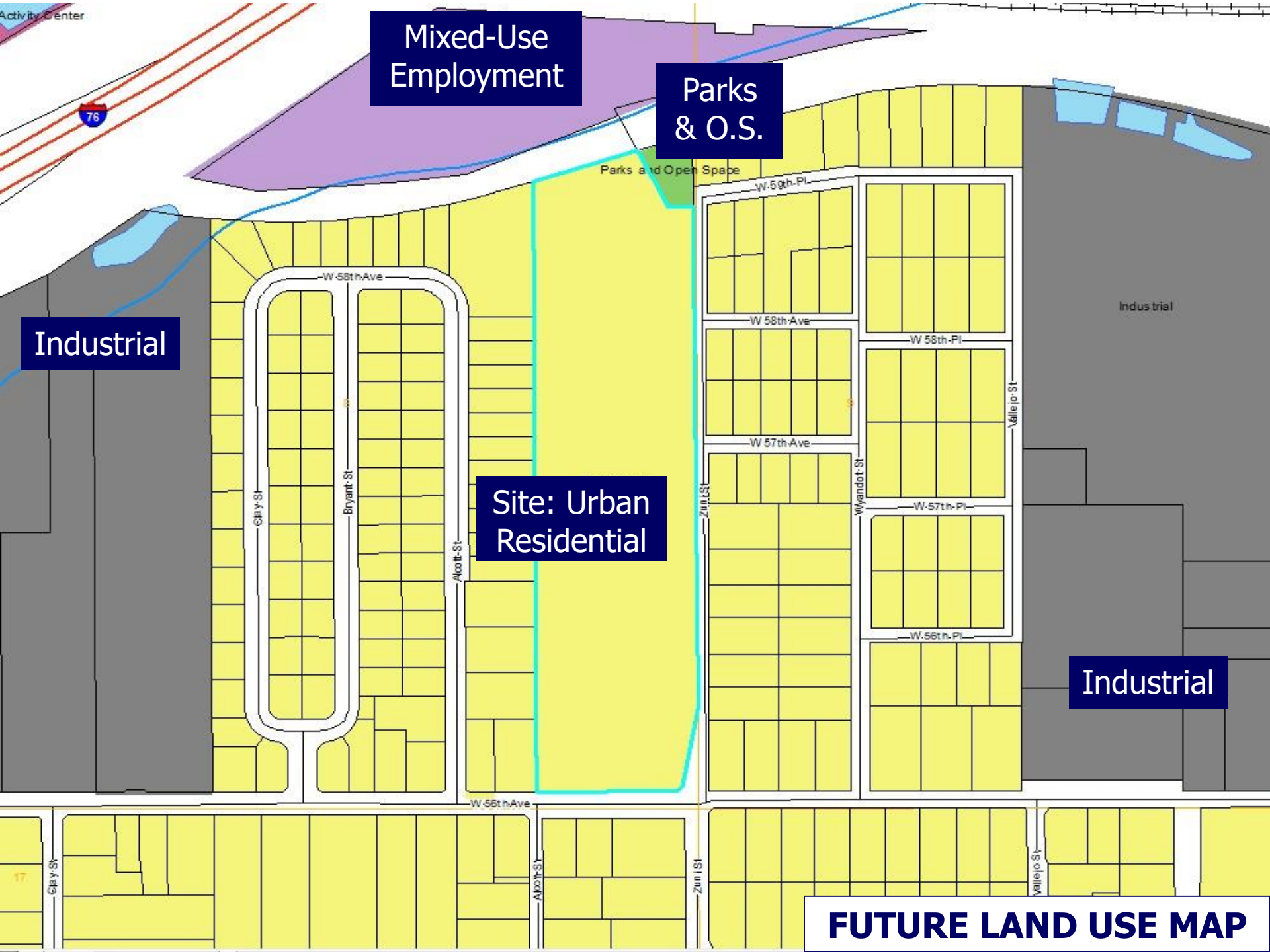
**Federal
Boulevard**

**Zuni
Street**

AERIAL MAP



ZONING MAP



Mixed-Use
Employment

Parks
& O.S.

Industrial

Site: Urban
Residential

Industrial

FUTURE LAND USE MAP

Criteria for FDP Approval

Section 2-02-10-04-05

1. Consistent with Comprehensive Plan
2. Conforms to PUD Standards
3. Consistent with Approved PDP
4. Construction Plans Approved

Criteria for Final Plat Approval

Section 2-02-17-04-05

1. Conforms to Preliminary Plat
2. Conforms to Subdivision Design Standards
3. Sufficient Water Supply
4. Established Public Sewage Disposal
5. Identification of Hazardous Topographic Conditions
6. Adequate Drainage Improvements
7. Adequate Public Infrastructure

SITE

Lot Size: 10.2 acres



Site

Zuni Street

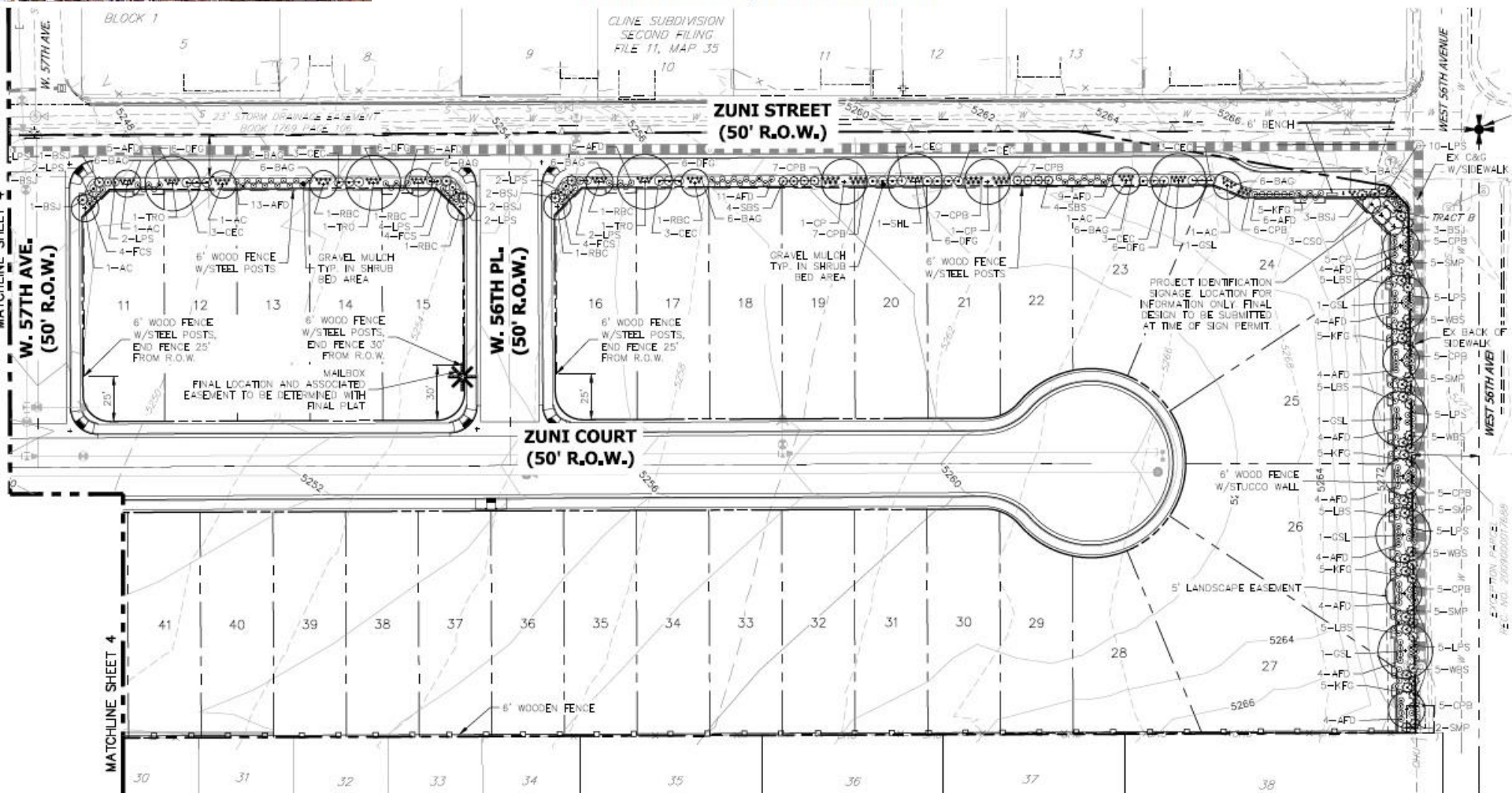
East 56th Avenue

An aerial photograph of a residential neighborhood. A red rectangle is drawn around a specific lot, and a red arrow points upwards towards it. The lot is located in the upper-middle section of the image, between a road and a body of water. The surrounding area consists of many smaller residential lots, some with houses and others with bare ground. A road runs horizontally across the middle of the image, and another road runs vertically on the right side. A body of water is visible in the top left corner.

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO



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PUD Zoning

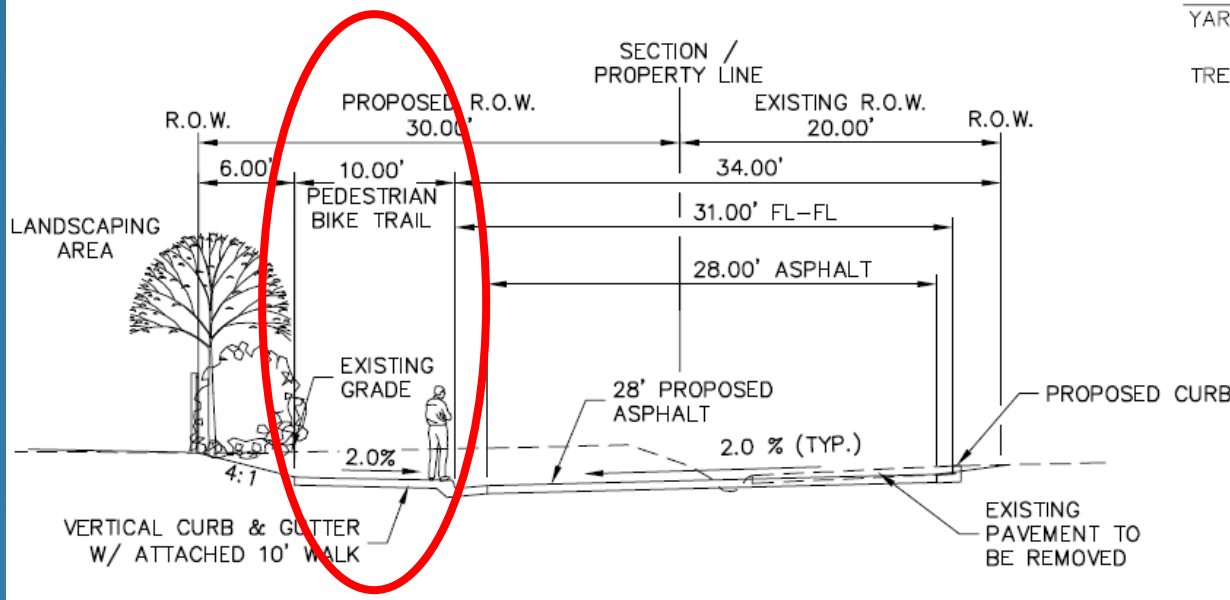
	FDP
Minimum Lot Size	3,773 sq. ft.
Minimum Internal Lot Width	40'
Minimum Corner Lot Width	45'
Front Setback	20'
Side Setbacks	5'
Rear Setback	15'
Maximum Dwelling Height	25'

- Consistent with approved preliminary plat
- Consistent with approved preliminary development plan

OPEN SPACE

Required: 30%

Provided: 35.3%



ACTIVE RECREATION

- 40,000 sq. ft. Park
- 10' wide Pedestrian & Bicycle Trail

BERKELEY MEADOWS ELEVATION DRAWINGS













Referral Period

Notices sent*	# of Comments Received
638	5

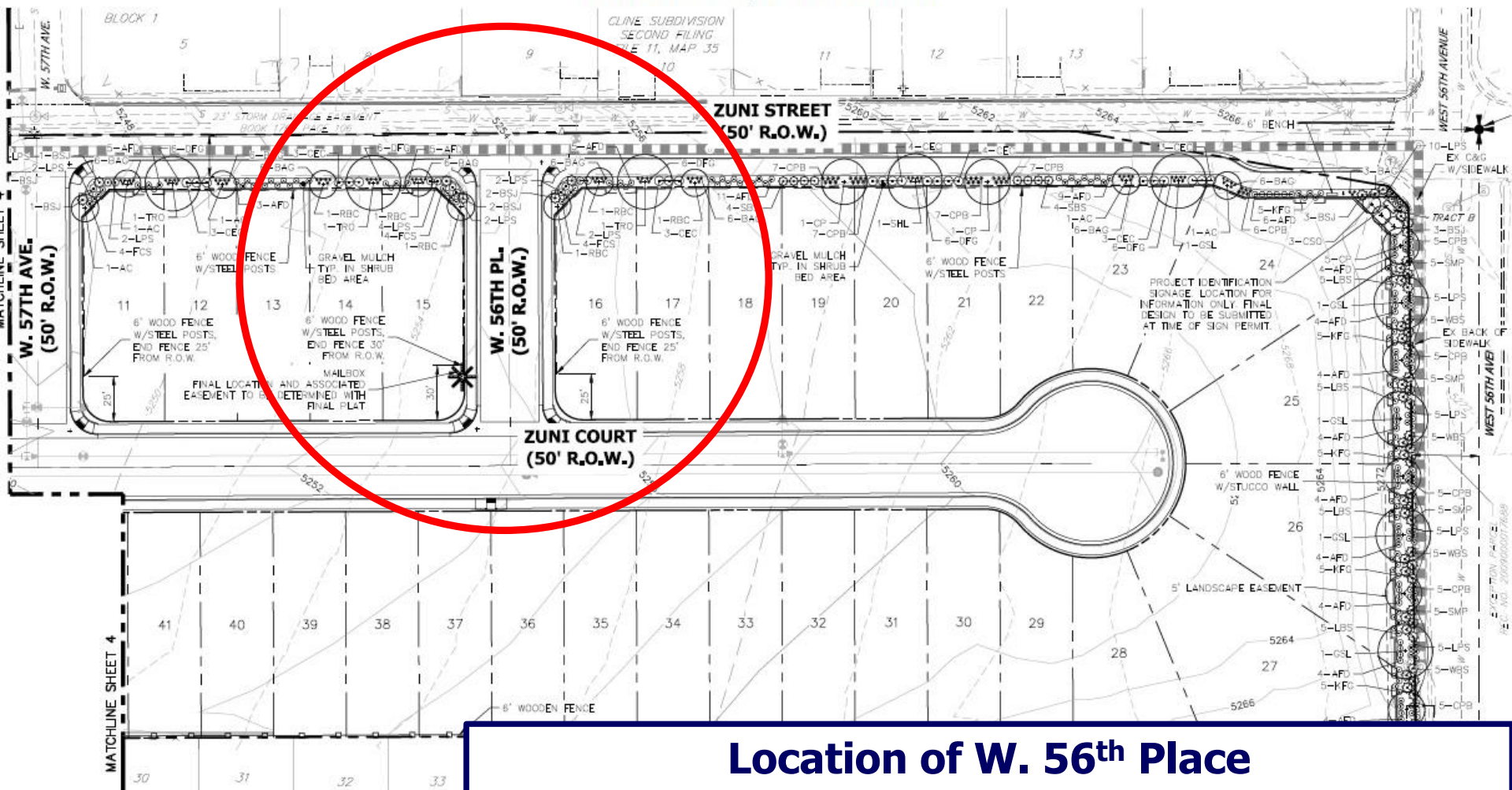
* Property owners and occupants within 750 feet were notified

Comments:

- Public Comments - Traffic, Street Layout, Fencing
- An additional public comment provided at this hearing
- Water and sewage available
- Referral Agencies - CDOT, CDWR, CGS, Xcel
 - No opposition or concerns

BERKELEY MEADOWS PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8,
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Location of W. 56th Place

- Continued from December 13, 2018 hearing
- 2016 preliminary approval
- Creation of vested right (Section 1-07-02, DSR)
- Negotiation to mitigate impact

Recommendation

Approval of the proposed Final Plat, Final Development Plan, and SIA (PRC2016-00005) with 11 Findings-of-Fact and 1 Note.

Recommended Findings-of-Fact

1. The FDP is in general conformity with the Adams County Comprehensive Plan and any applicable area plan.
2. The FDP conforms to the P.U.D. standards.
3. The FDP is consistent with any approved PDP for the property.
4. The FDP construction plans meet the requirements of these standards and regulations and have been approved by the Director of Community and Economic Development, all infrastructure and utility providers, Tri-County Health Department, and all other referral agencies.
5. The final plat is consistent and conforms to the approved preliminary plat.
6. The final plat is in conformance with the subdivision design standards.
7. 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.
8. 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.

Recommended Findings-of-Fact

9. 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.
10. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
11. 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.

Recommended Note

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.