

Midtown, Filing 11

PRC2018-00018

SE corner of West 68th Avenue & Pecos Street

July 9, 2019

Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Greg Barnes

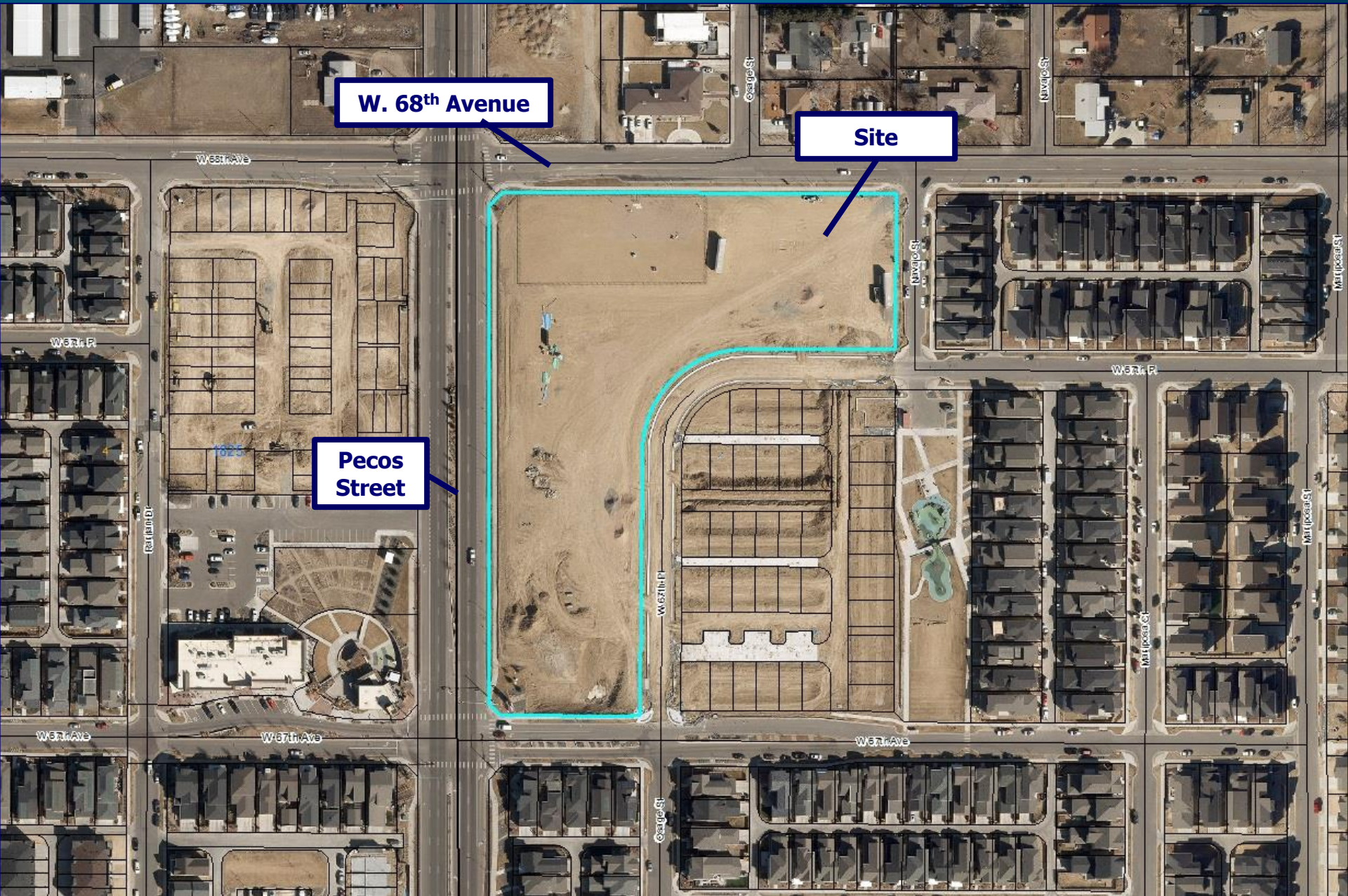


Requests

1. Final Plat
2. Final Development Plan

Creates 72 attached single-family residential lots on 5.8 acres

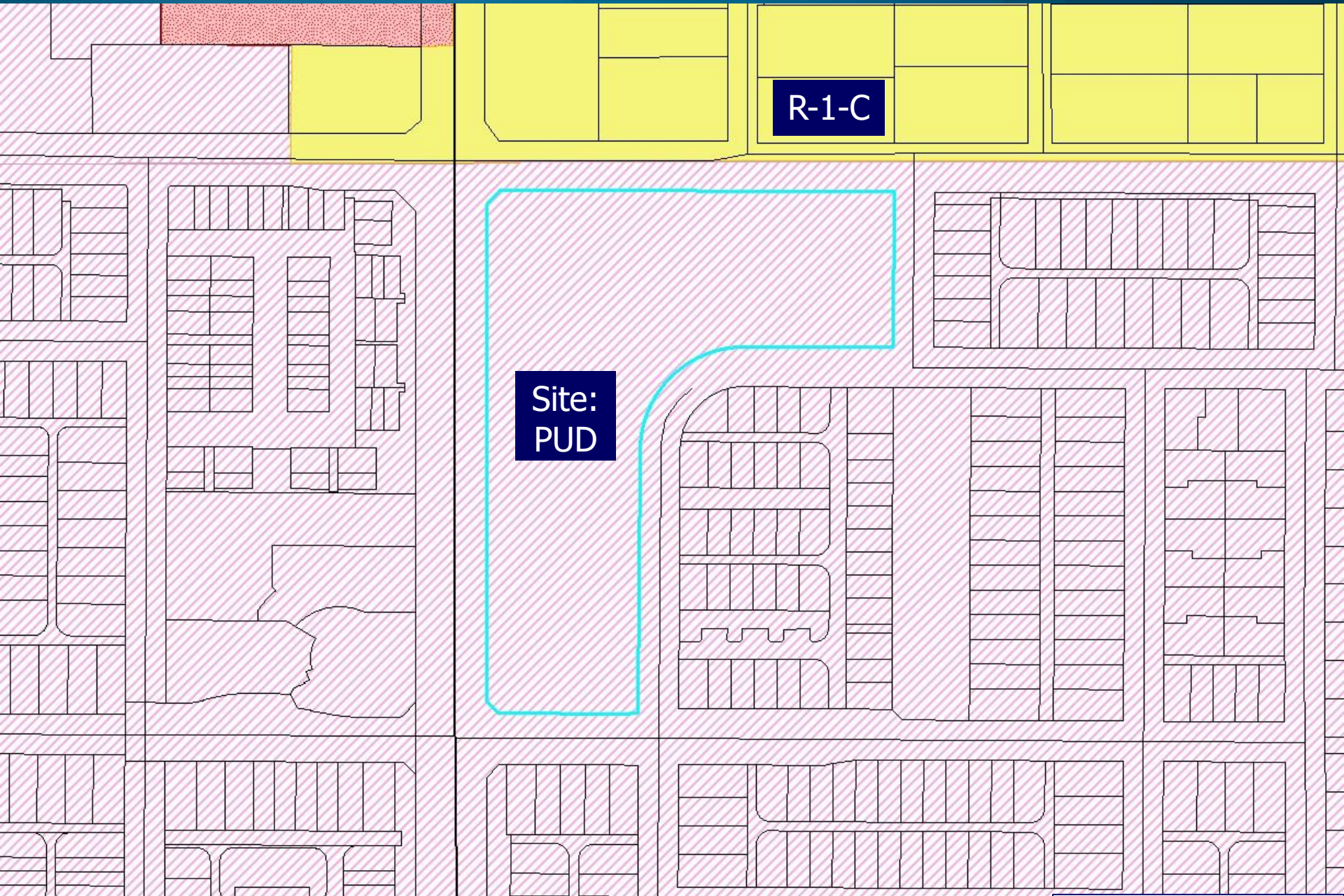




W. 68th Avenue

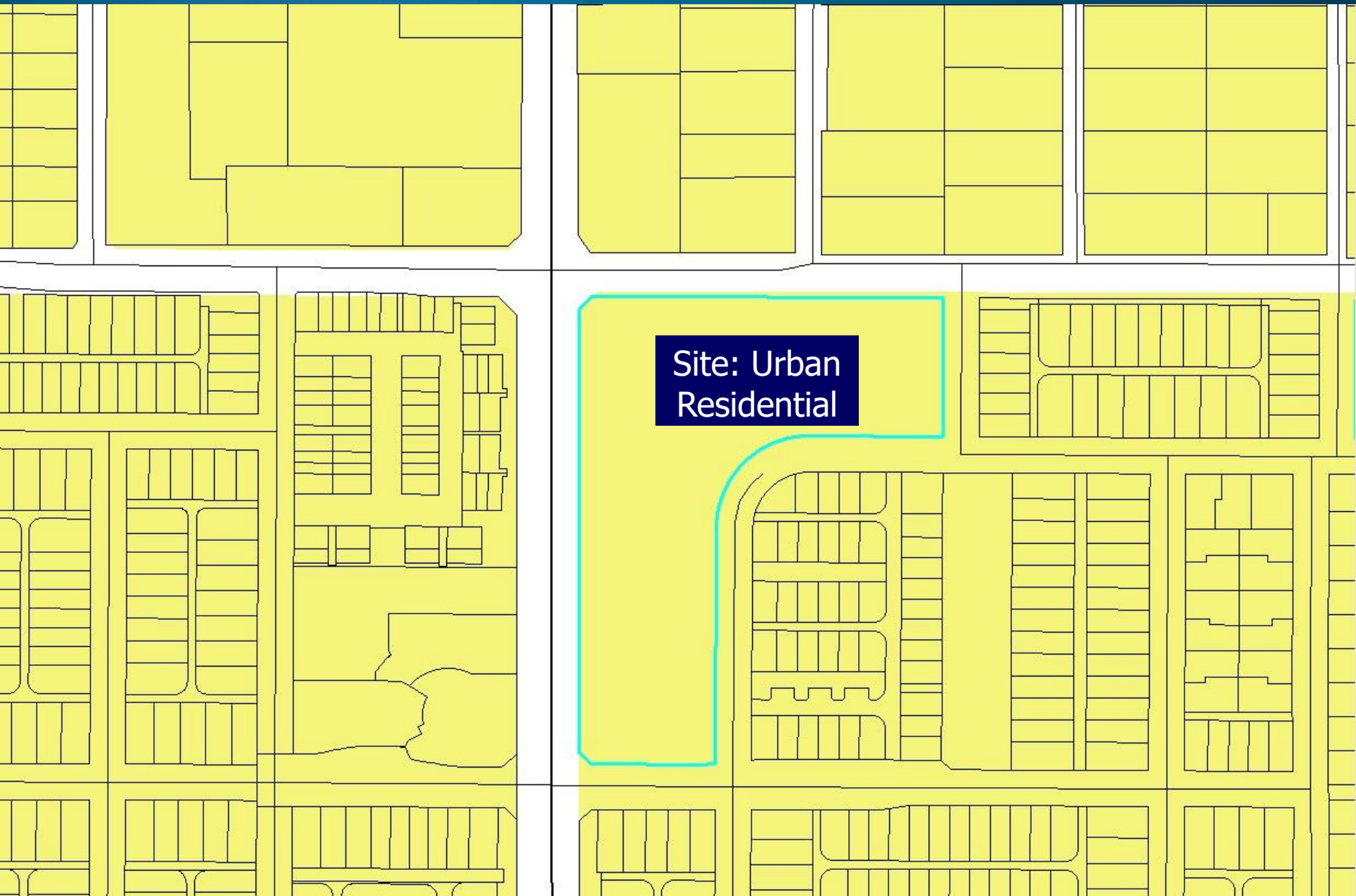
Site

Pecos Street



R-1-C

Site:
PUD



Site: Urban
Residential

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

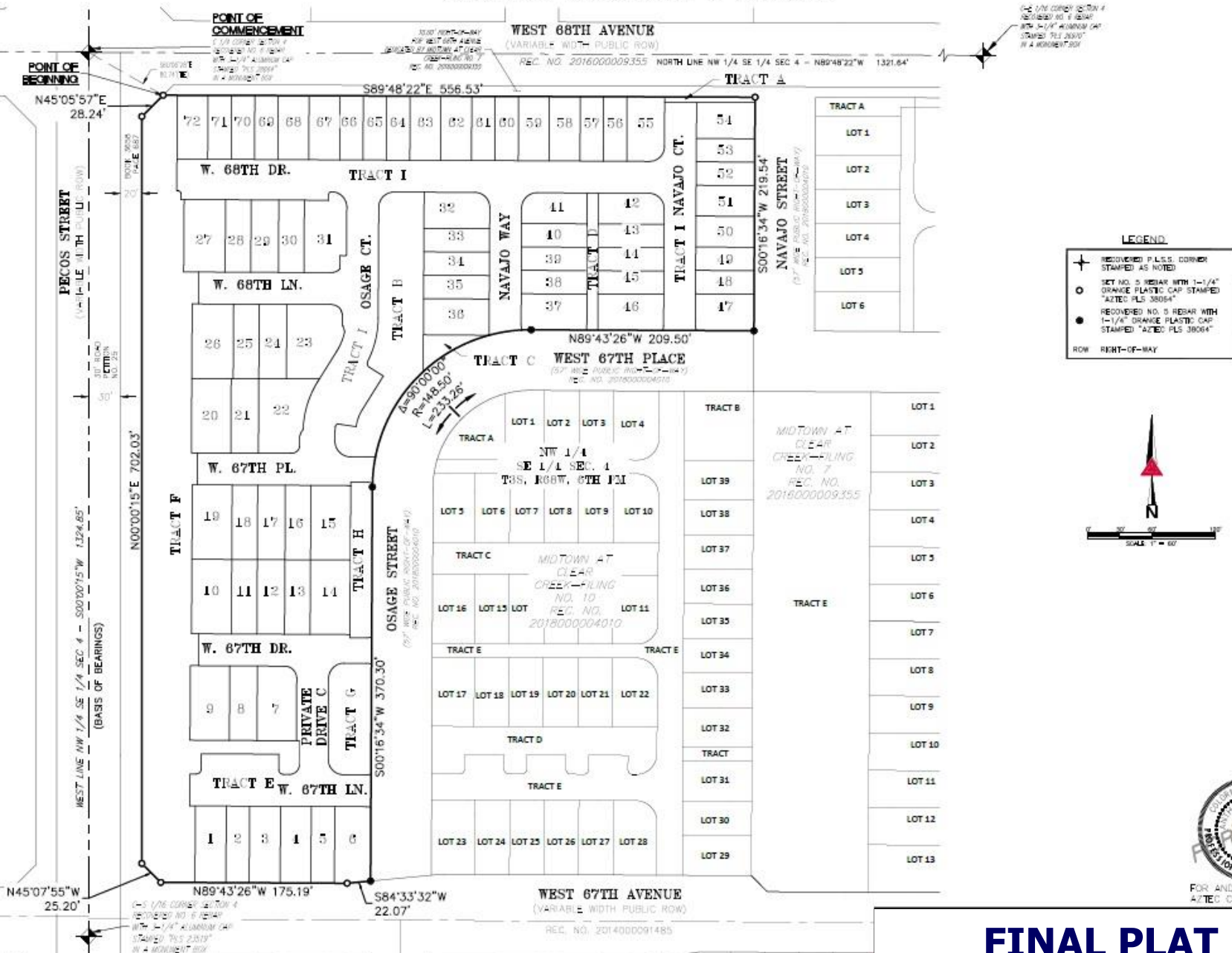
Section 2-02-17-04-05

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

MIDTOWN AT CLEAR CREEK-FILING NO. 11

CASE NO. PRC
2018-00018

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SECTION 4,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO



FINAL PLAT

TOWNHOUSE ELEVATIONS



CADENCE 6 (R)		CADENCE 4		CADENCE 5 (R)		CADENCE 4		CADENCE 4	
MASONRY SF	2785F	MASONRY SF	1566F	MASONRY SF	2609F	MASONRY SF	1085F	MASONRY SF	2785F
"WOODLOOK" SIDING SF	545F	"WOODLOOK" SIDING SF	645F	"WOODLOOK" SIDING SF	08F	"WOODLOOK" SIDING SF	945F	"WOODLOOK" SIDING SF	545F
TOTAL MATERIAL SF	6645F	TOTAL MATERIAL SF	5195F	TOTAL MATERIAL SF	6435F	TOTAL MATERIAL SF	2195F	TOTAL MATERIAL SF	6645F
ENHANCED MATERIAL %	40%	ENHANCED MATERIAL %	58%	ENHANCED MATERIAL %	40%	ENHANCED MATERIAL %	58%	ENHANCED MATERIAL %	40%

PORCH MAY INCLUDE WALL EXTENSIONS OR STONE ELEMENTS CONNECTED VIA A COMMON FOUNDATION SO LONG AS IT IS AT LEAST 50% OPEN ON TWO SIDES.

FRONT
ELEVATION



CADENCE 6 (R)	
MASONRY SF	3485F
"WOODLOOK" SIDING SF	3813F
TOTAL MATERIAL SF	13338F
ENHANCED MATERIAL %	55%

SIDE
ELEVATION

N.T.S.

PRODUCT IMAGE (TYPICAL)

N.T.S.



CADENCE 6 EXTERIOR (R)		CADENCE 7 (R)		CADENCE 6 EXTERIOR		CADENCE 7		CADENCE 6 EXTERIOR (R)	
MASONRY SF	1085F	MASONRY SF	1910F	MASONRY SF	1015F	MASONRY SF	1910F	MASONRY SF	1085F
"WOODLOOK" SIDING SF	1555F	"WOODLOOK" SIDING SF	1135F	"WOODLOOK" SIDING SF	2055F	"WOODLOOK" SIDING SF	1135F	"WOODLOOK" SIDING SF	1555F
TOTAL MATERIAL SF	6510F	TOTAL MATERIAL SF	6200F	TOTAL MATERIAL SF	6180F	TOTAL MATERIAL SF	6200F	TOTAL MATERIAL SF	6510F
ENHANCED MATERIAL %	40%	ENHANCED MATERIAL %	68%	ENHANCED MATERIAL %	68%	ENHANCED MATERIAL %	68%	ENHANCED MATERIAL %	40%

*PORCH MAY INCLUDE WALL EXTENSIONS OR STONE ELEMENTS CONNECTED VIA



CADENCE 6 EXTERIOR (R)	
MASONRY SF	3065F
"WOODLOOK" SIDING SF	08F
TOTAL MATERIAL SF	6666F
ENHANCED MATERIAL %	40%













Referral Period

Notices sent*	# of Comments Received
464	2

* Property owners and occupants within 750 feet were notified

Comments:

- Public Comment – Food Desert
- Water and sewage available (Crestview)
- Referral Agencies - CDOT, CDWR, CGS, TCHD, Xcel
 - No opposition or concerns

Recommendation

Approval of the proposed Final Plat, Final Development Plan, and associated SIA (PRC2018-0008) with 11 Findings-of-Fact, 1 Condition Precedent, and 1 Note.