

**Meadows Home Development  
Box Elder Creek Ranch  
Rezone and PUD Amendment  
PRC2018-00023**

July 16, 2019

Board of County Commissioners

**Community and Economic Development**

**Case Manager: Libby Tart**



# Request

## 1. Planned Unit Development (PUD) Amendment

- Removal of 88 acres from PUD

## 2. Rezone

- 88 acres to Agriculture-3 (A-3)

# Background

- Box Elder Creek Ranch was created in 2000 and proposed 324 lots on 519 acres.
- Final Plat #1 was created in 2001 for 83 lots on 107 acres.
- Final Plat #2 was created in 2002 for 82 lots on 99 acres.
- Final Plat #3 was created in 2005 for 79 lots on 101 acres.

**East 168<sup>th</sup> Avenue**

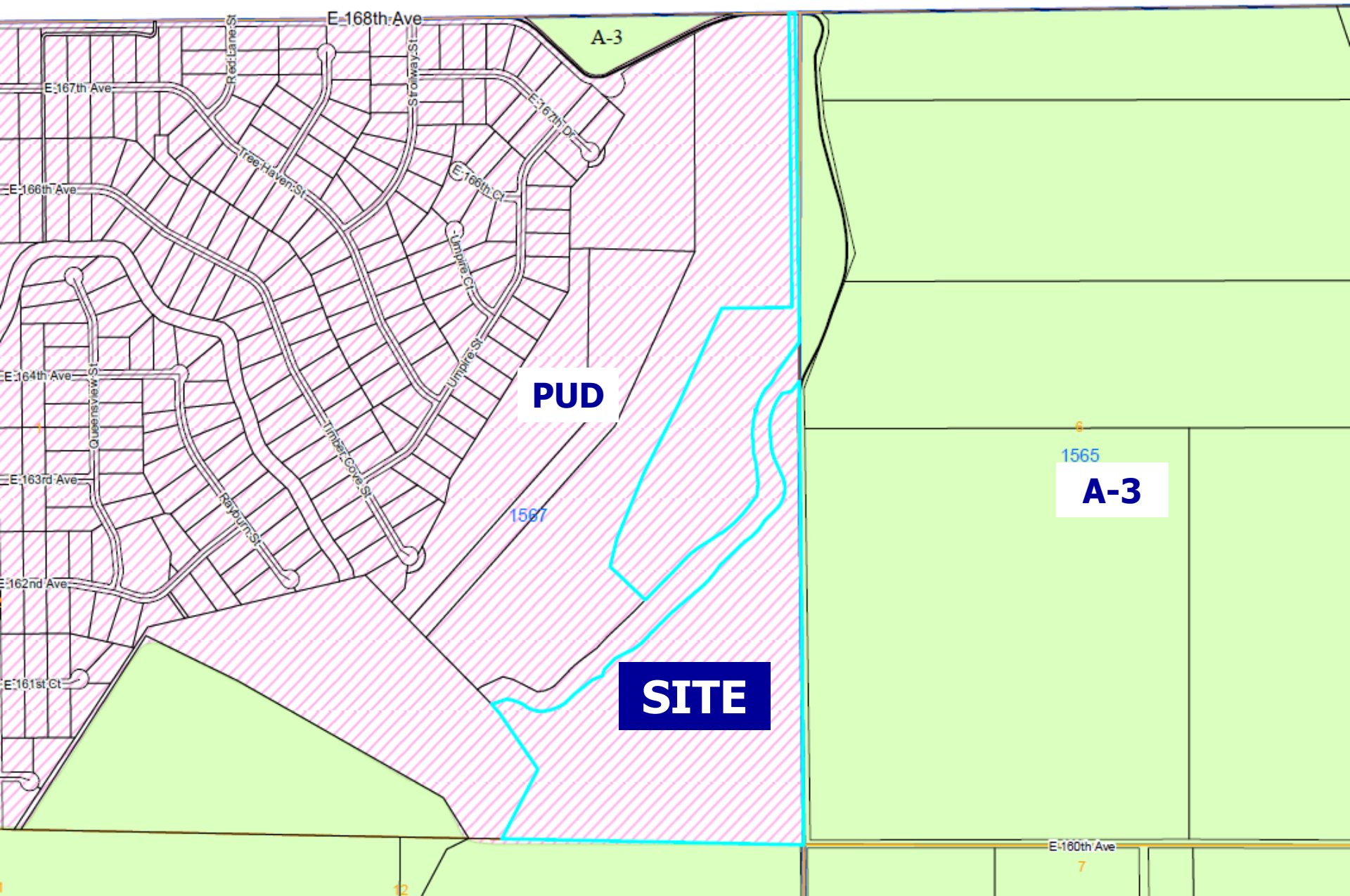
**Watkins Road**

**SITE**

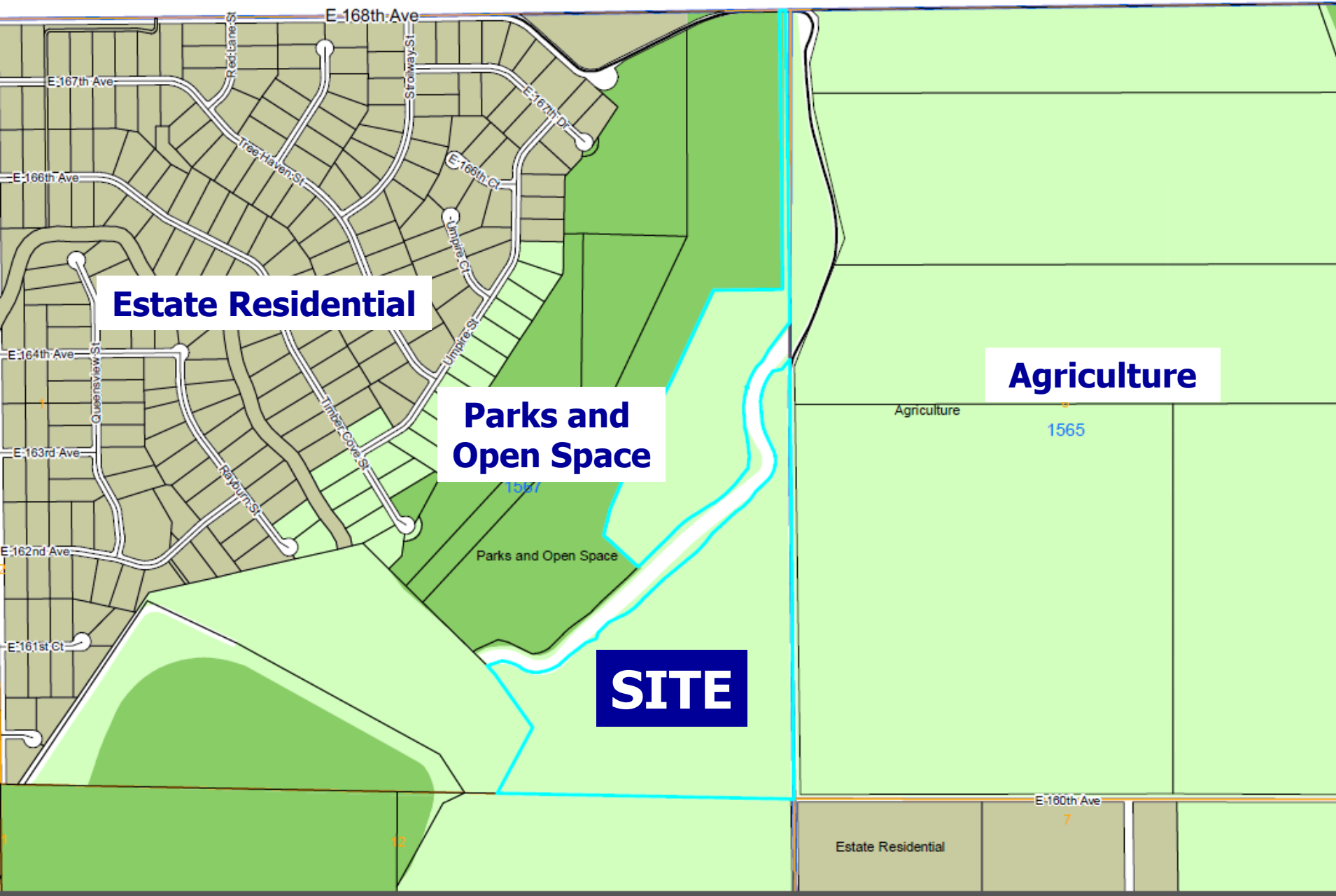




# Zoning Map



# Future Land Use



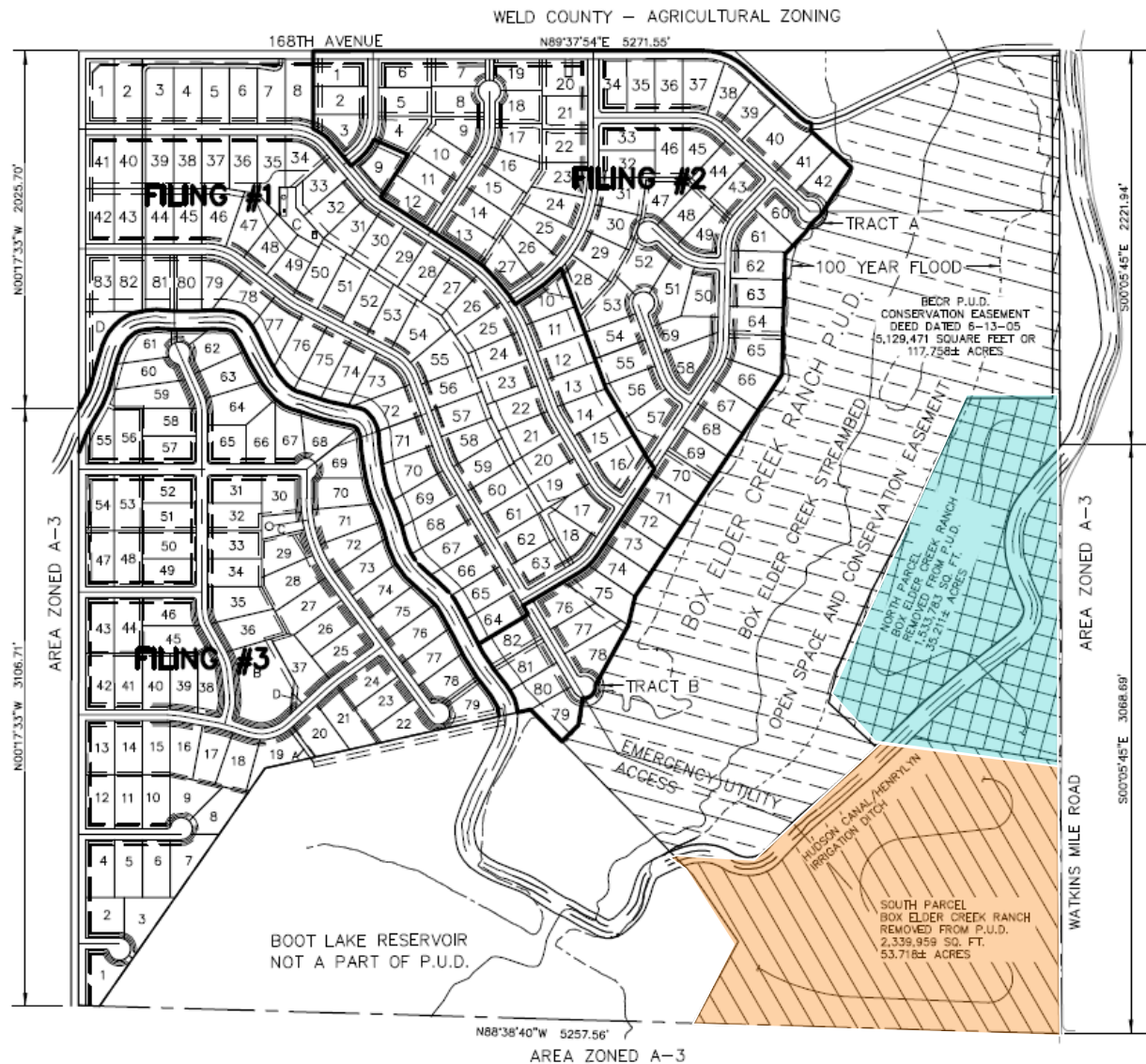
# Final Development Plan Amendment

Section 2-01-10-02

A PUD is a customized Zone District and allows greater flexibility in the design of a development while meeting the goals, policies, and objectives of the Comprehensive Plan.

Major Amendments to any approved PUD shall be reviewed and processed in the same manner as the original FDP; this process requires review and a recommendation from the Planning Commission and approval by the Board of County Commissioners.

# Proposed FDP Amendment





# Rezoning

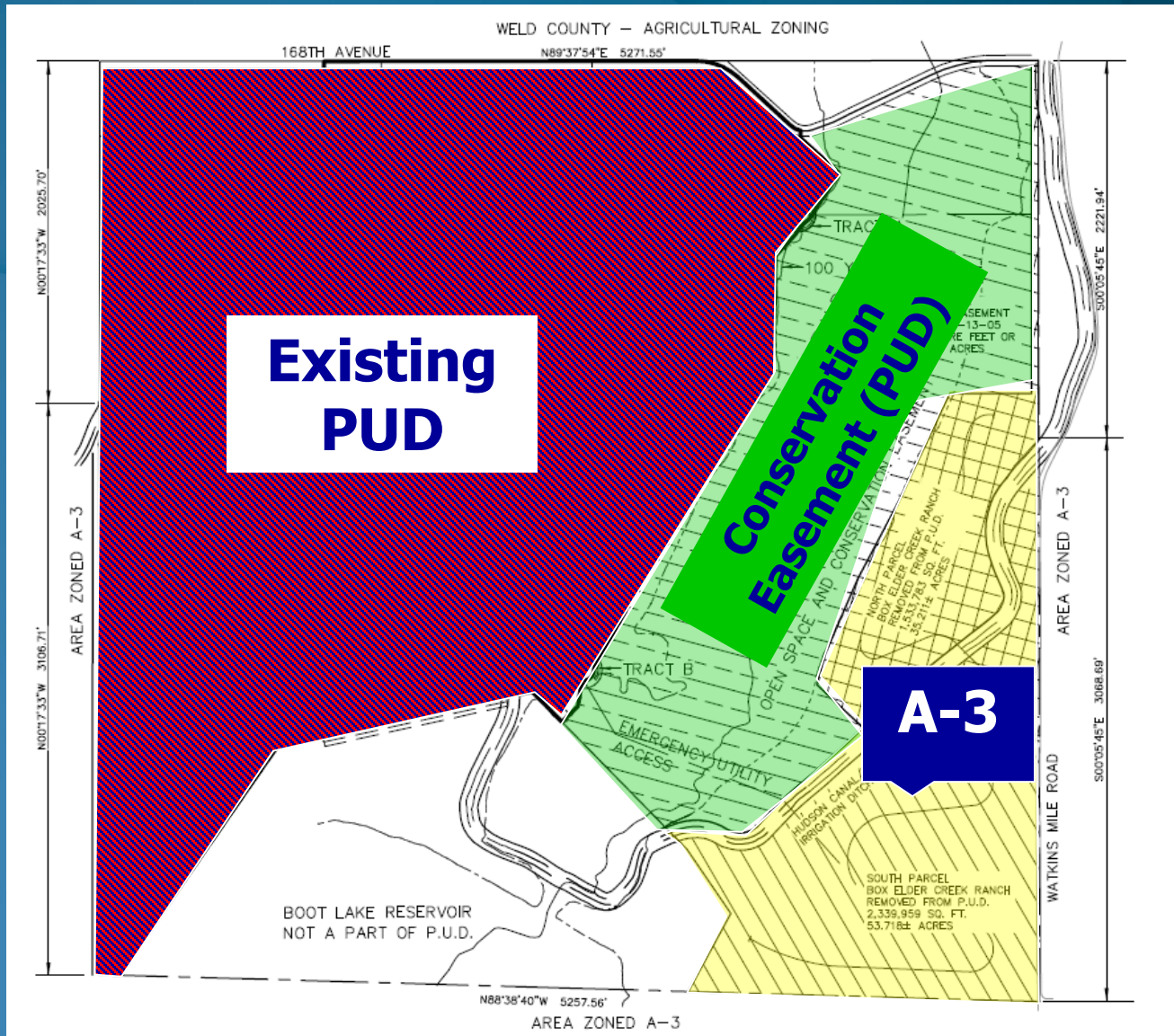
Section 2-02-13-06-02

Per Section 2-02-13-06-02, the applicant is requesting to rezone 88 acres of the property from PUD to A-3. The request to rezone to A-3 is due to:

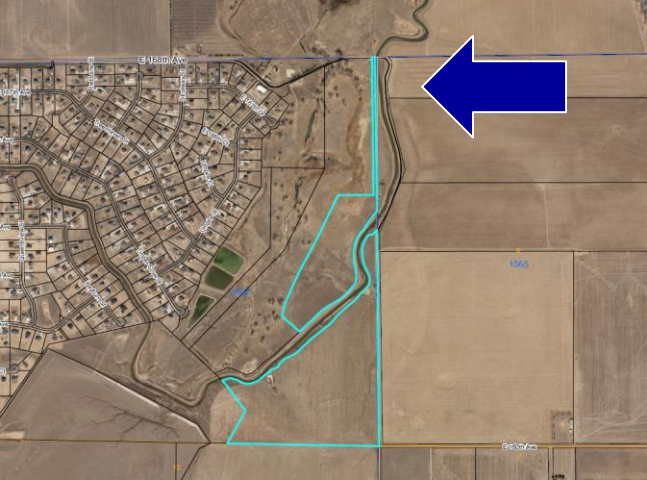
1. Create two parcels.
2. Dryland farm, raise animals and train horses.

All A-3 regulations and standards apply. The applicant has met with Parks and Open Space to go over any concerns with the conservation easement to the west of the 88 acres.

# Proposed Rezone

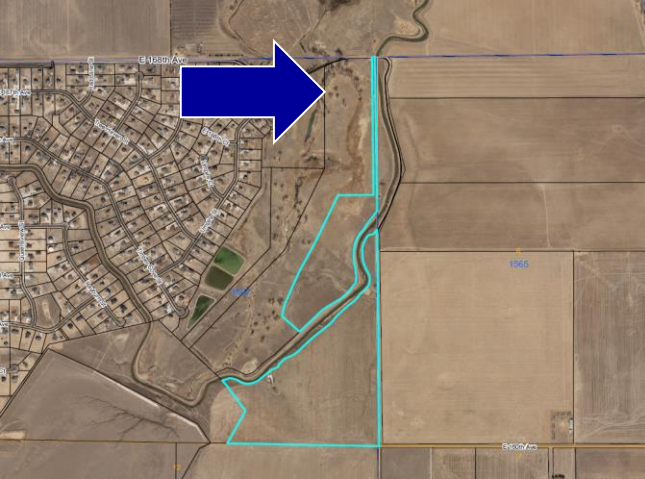


# View Looking West Along 168<sup>th</sup> Avenue



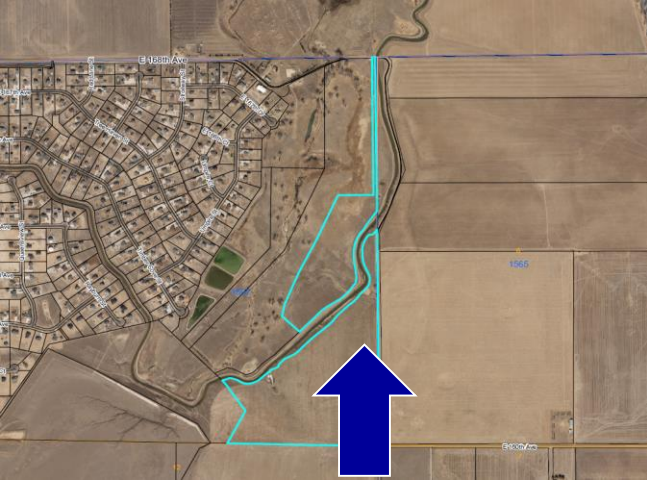


# View Looking East Along 168<sup>th</sup> Avenue



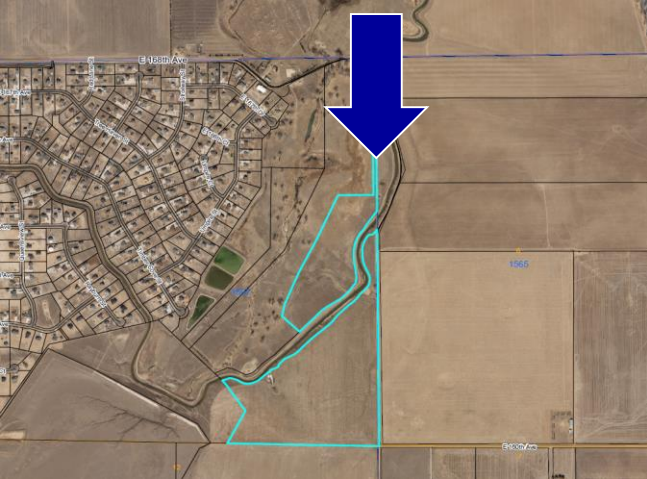


# View Looking North Along Watkins Road





# View Looking South Along Watkins Road



# Referral Comments

Notifications Sent	Comments Received
291	1

- Property Owners and Residents within  $\frac{3}{4}$  of a mile.
- Neighborhood Meeting was held on November 27, 2018.

## Comments:

- Neighborhood (including meeting): Support for the proposed changes

## No concerns:

- Brighton Fire, CDOT, Division of Water Resources, Division of Wildlife, Great Rock North, Tri-County Health, 27J Schools, and Xcel Energy



# Planning Commission

- Public Hearing: June 27, 2019
- Applicant's representative answered questions
- No members of the public spoke at hearing
- Question if ditch easement was part of acreage (applicant and staff clarified it is not)
- **Voted for approval (7-0)**



# Staff and PC Recommendation

(PRC2018-00023 – Box Elder Meadows PUD Amendment and Rezone)

- Consistent with Final Development Plan Amendment (FDP) criteria
- Consistent with the Comprehensive Plan
- Consistent with the purpose and requirements of the Adams County Development Standards and Regulations
- Compatible with surrounding area and harmonious with the character of the neighborhood

**Approval** of the PUD Amendment and Rezone with 6 findings-of-fact and 1 note

# Note

Note:

1. The applicant shall adhere to all fire, animal, health, zoning, and building codes.



# Mailing Map

