

Broncucia Minor Subdivision PLT2018-00028

July 16, 2019

Board of County Commissioners

Community and Economic Development

Case Manager: Libby Tart



Request

- Minor Subdivision (Final Plat) to create 2 lots

Aerial Map

West 70th Avenue

W-70th Ave

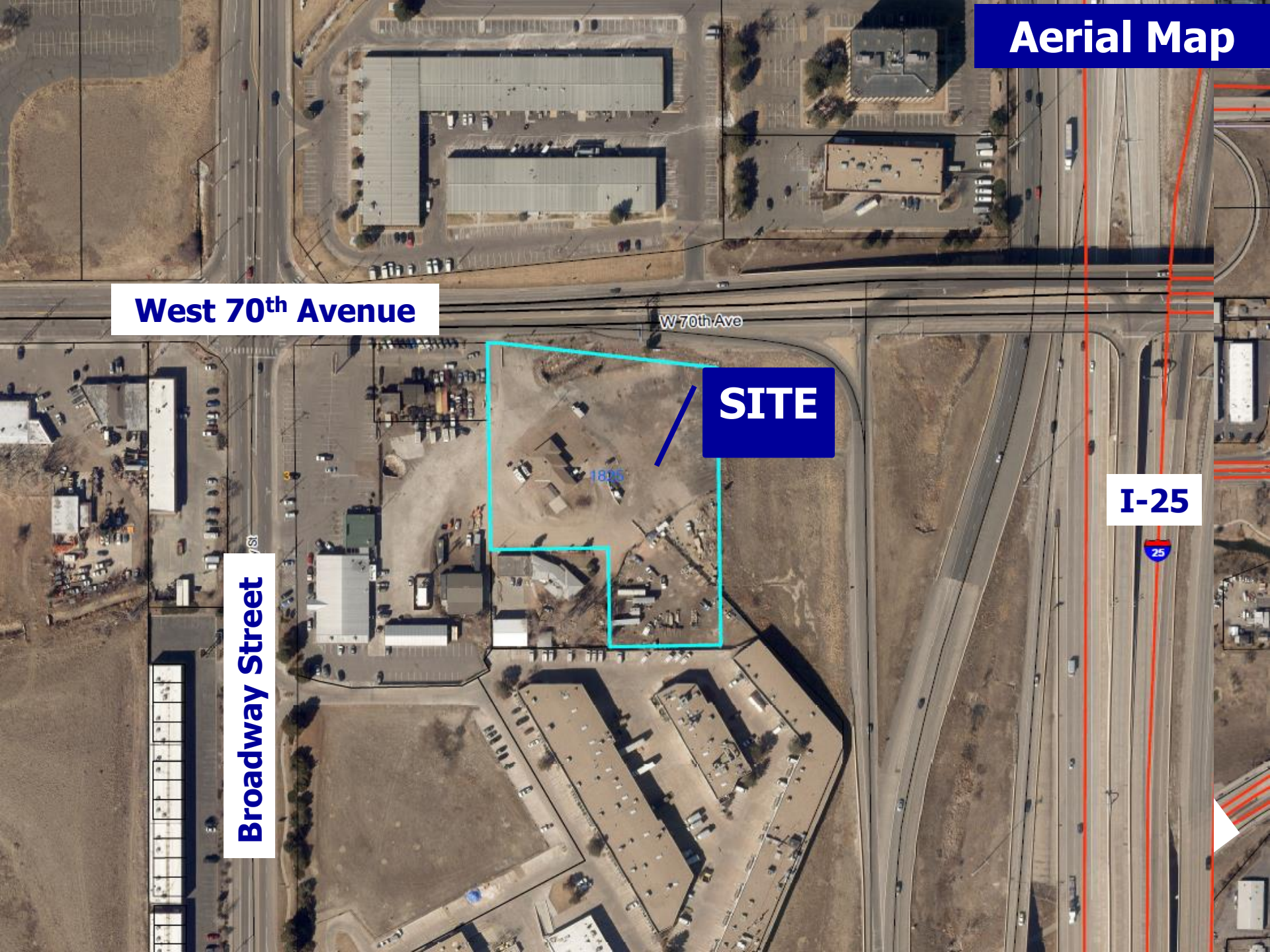
SITE

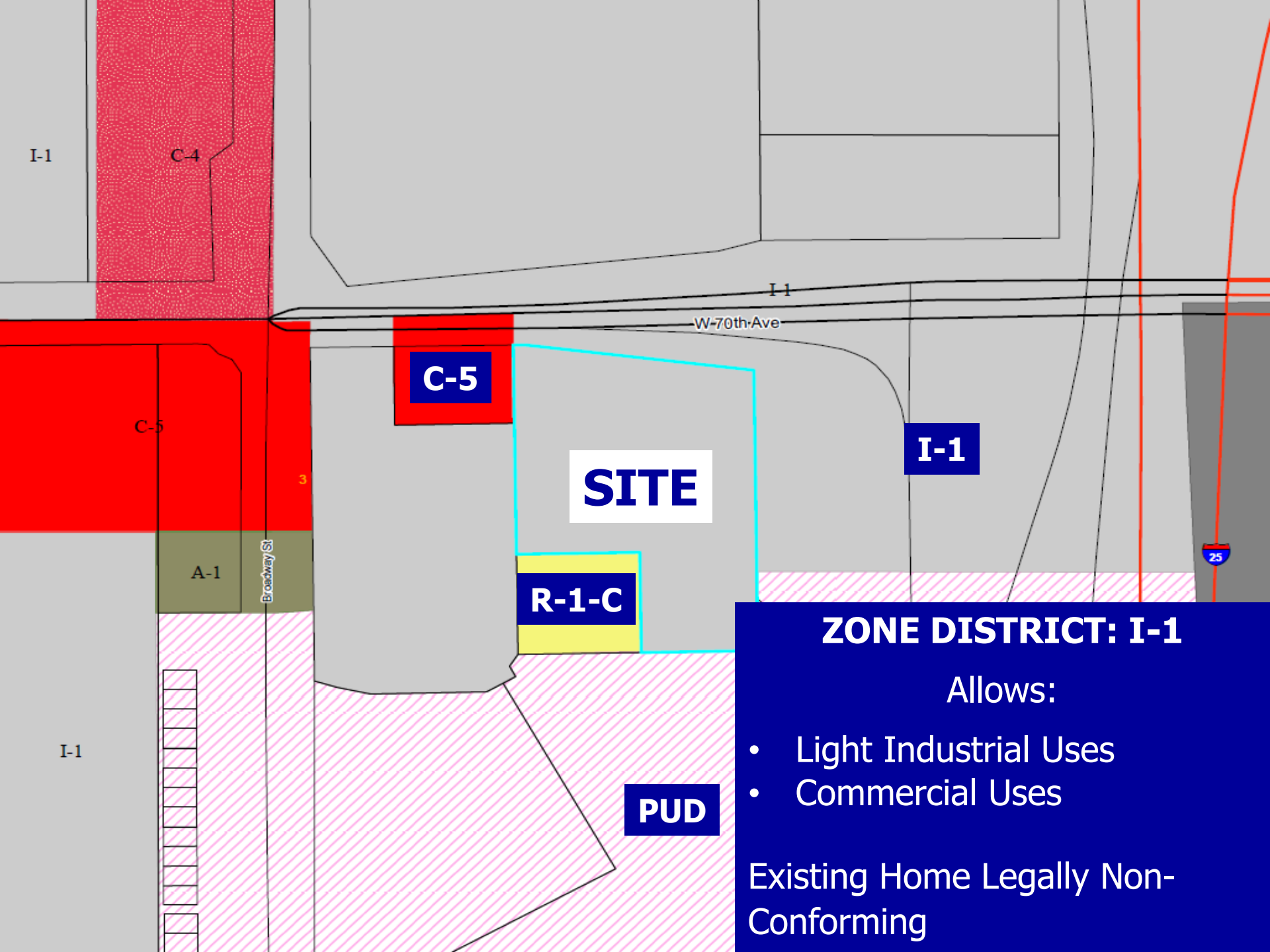
1825

I-25

25

Broadway Street





ZONE DISTRICT: I-1

Allows:

- Light Industrial Uses
- Commercial Uses

Existing Home Legally Non-Conforming



Commercial

W-70th Ave

SITE

Broadway St

3

25

**Future Land Use
Category:
Commercial**

- **Creates 2 Lots to Meet
Future Land Use
Demand**

Criteria for Minor Subdivision

Section 2-02-18-03-05

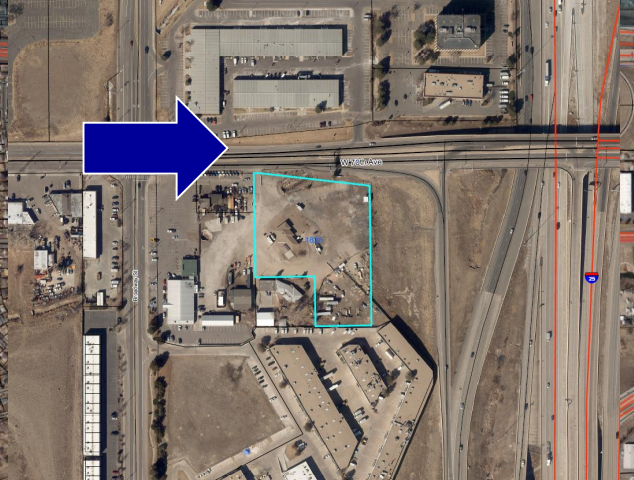
- Conforms with subdivision design standards
- Adequate water supply
- Adequate sewer service
- Identify any soil or topographical conditions
- Adequate drainage infrastructure
- Public infrastructure (curb, gutter, sidewalk)
- Consistent with Comprehensive Plan
- Consistent with development standards
- Compatible with surrounding area



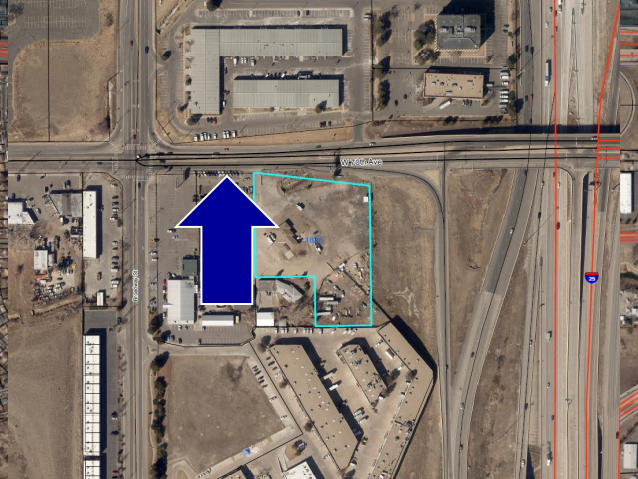
View to West 70th Avenue

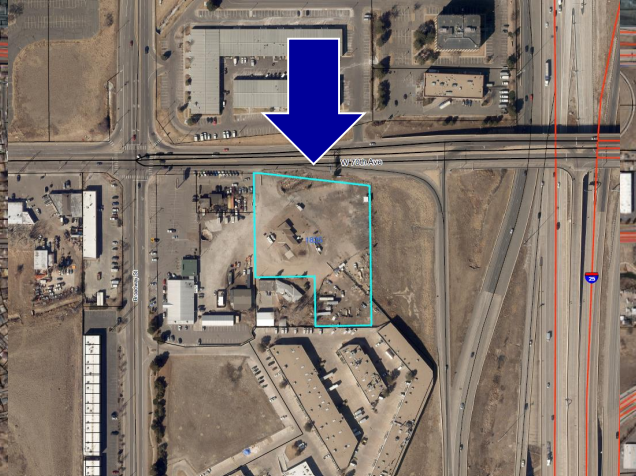


View to East 70th and I-25



View to North





View to South



Photo of Proposed Lot 2



Referral Comments

Property Owners and Residents within 750 ft:

Notifications Sent	Comments Received
44	0

- No concerns:
 - Adams County Treasurer, CGS, CDOT, Xcel Energy
- Comments:
 - Engineering (ensuring a SIA was not needed)
 - Right-of-Way (correcting plat revisions)
 - Tri-County Health (noting flammable gas overlay)

Planning Commission

- Public Hearing: June 27, 2019
- Applicant's representative answered questions
- No members of the public spoke at hearing
- Question if applicant was in compliance with Code
- **Voted for approval (7-0)**

Staff and PC Recommendation

(PLT2018-00028 – Broncucia Minor Subdivision Plat)

- Consistent with Comprehensive Plan
- Complies with existing minimum zone district standards
- Compatible with surrounding area
- Serviceable with Water, Sewage, & Electric

Approval of the Minor Subdivision Plat with 11 findings-of-fact and 2 notes

Notes to the Applicant:

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.
2. The applicant shall obtain a change-in-use permit for any future activities on-site.