


Ridgeview Estates

PLT2018-00044

Approximately 500 feet south
of 28205 East 160th Avenue

August 13, 2019

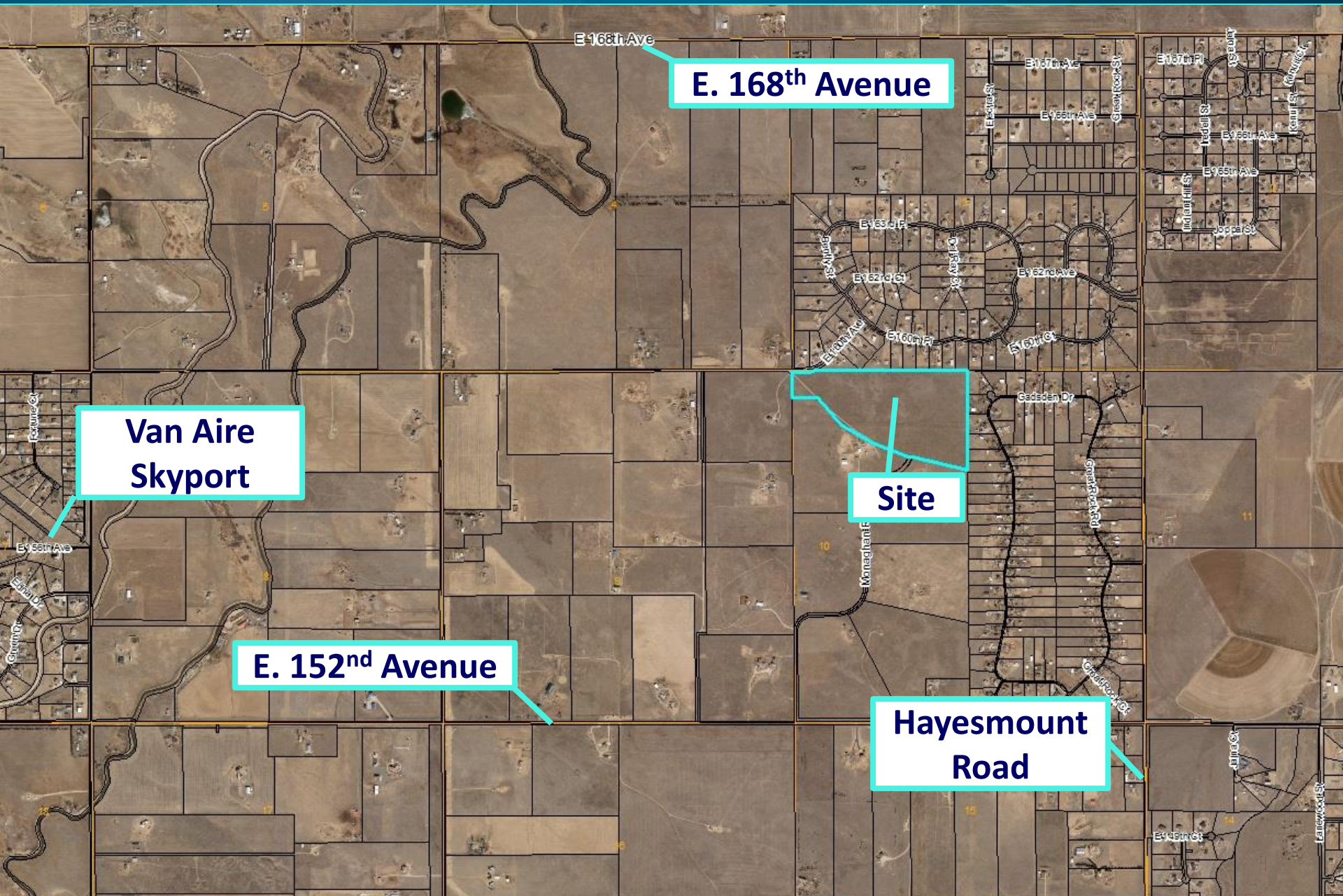
Board of County Commissioners Public Hearing
Community and Economic Development Department
Case Manager: Greg Barnes



Request

Preliminary plat for major subdivision to create 21 single-family residential lots on 62.3 acres

AERIAL VIEW

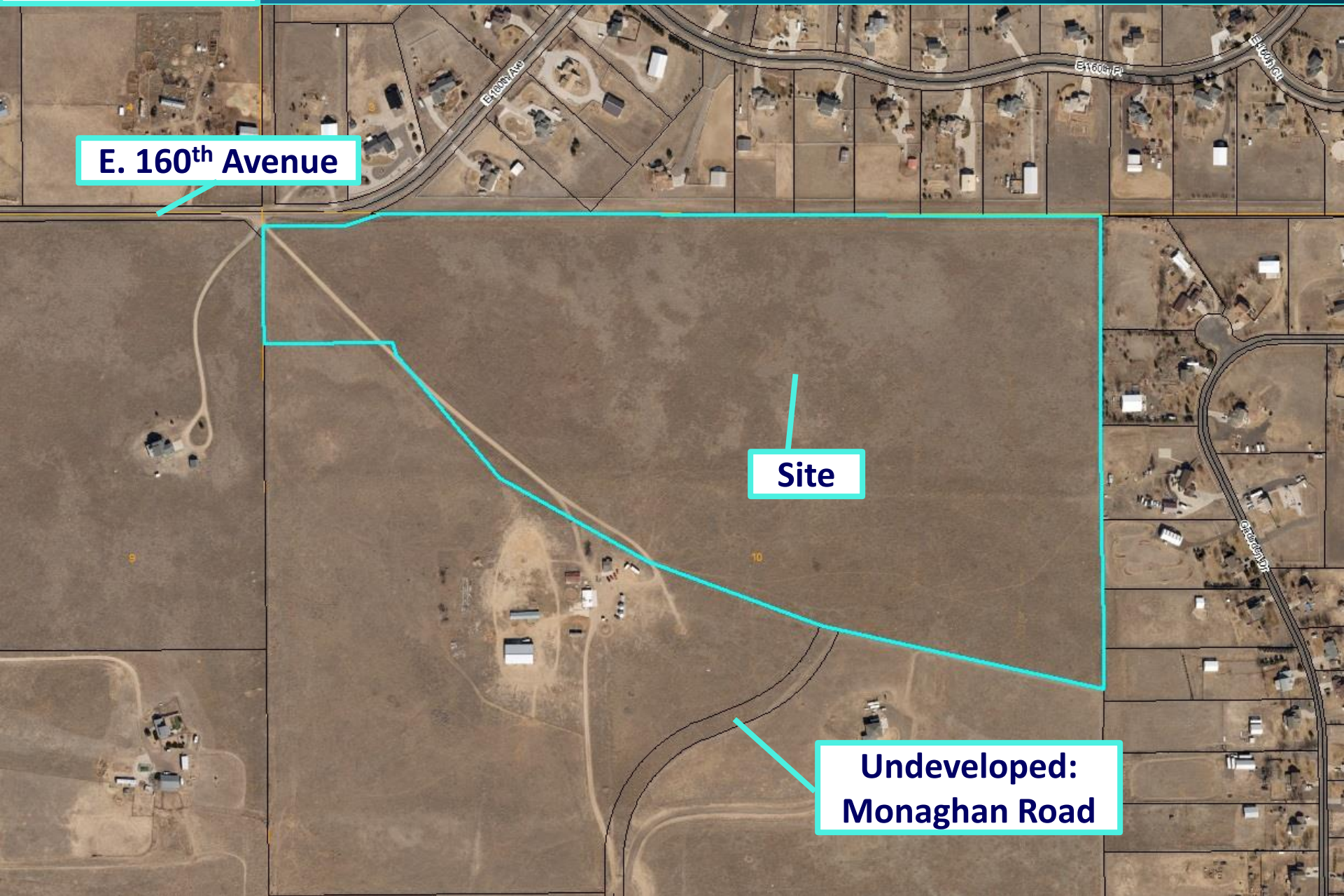


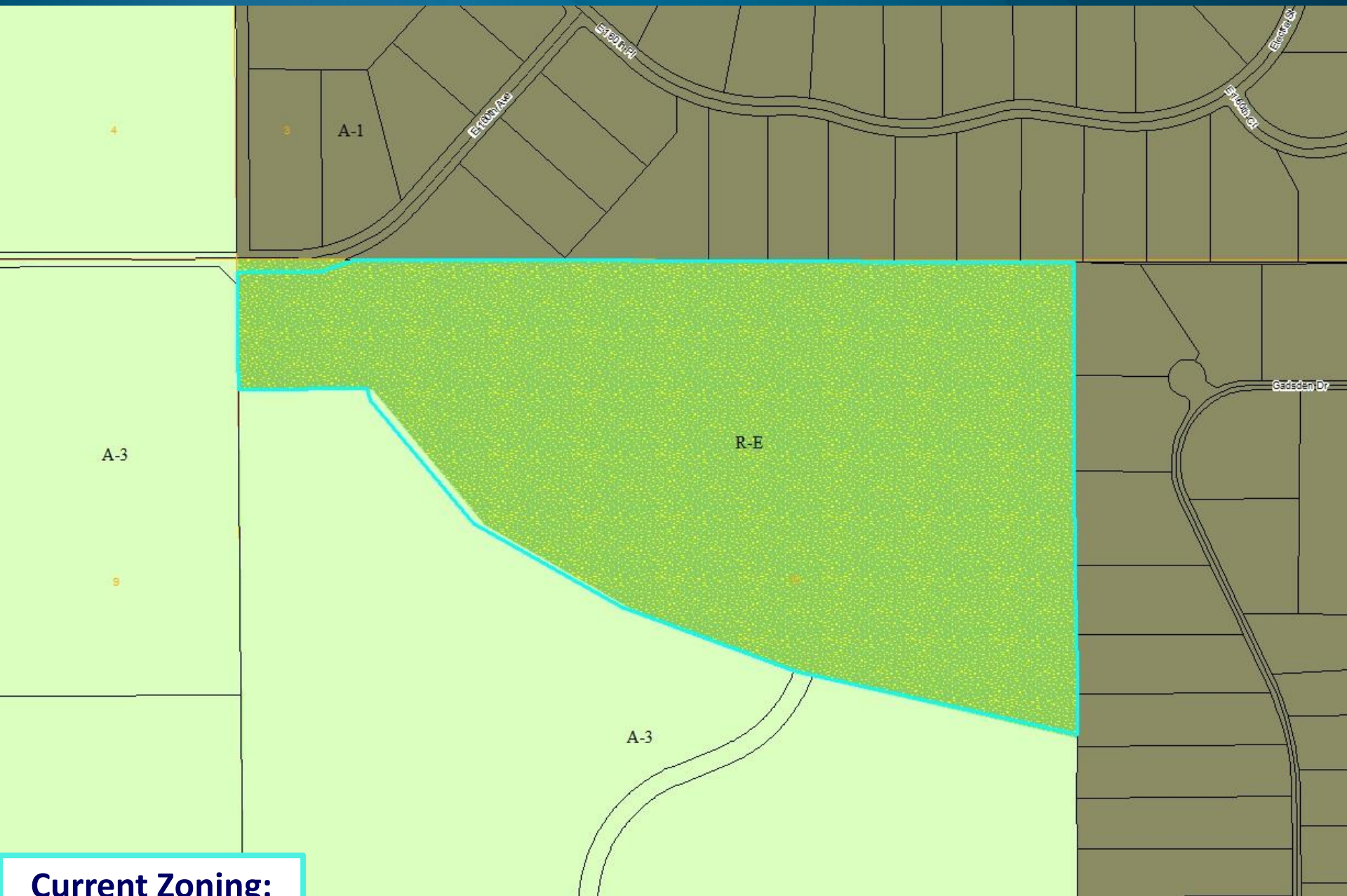
AERIAL VIEW

E. 160th Avenue

Site

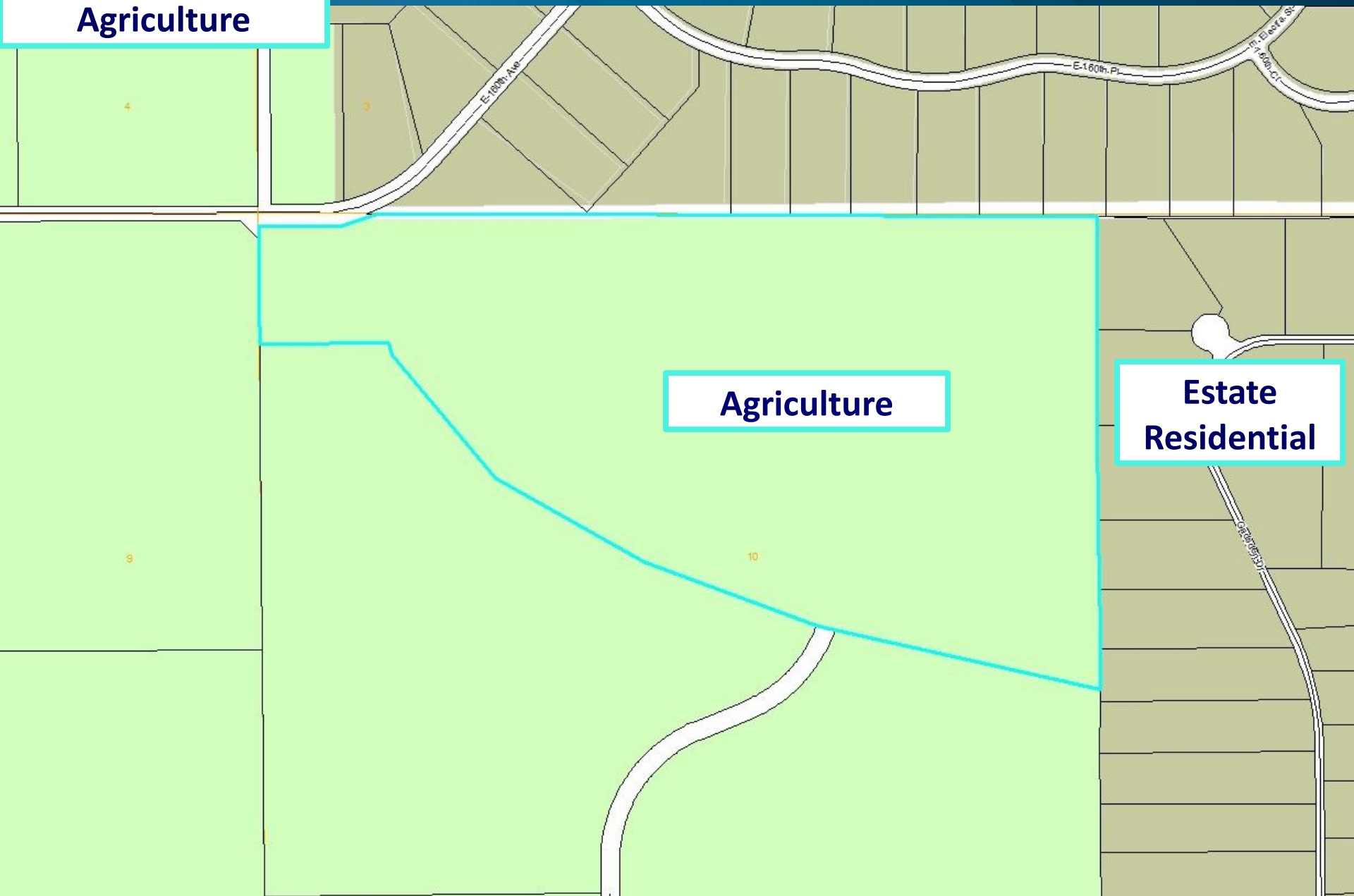
**Undeveloped:
Monaghan Road**





Current Zoning:
Residential Estate

**Future Land Use:
Agriculture**



Agriculture

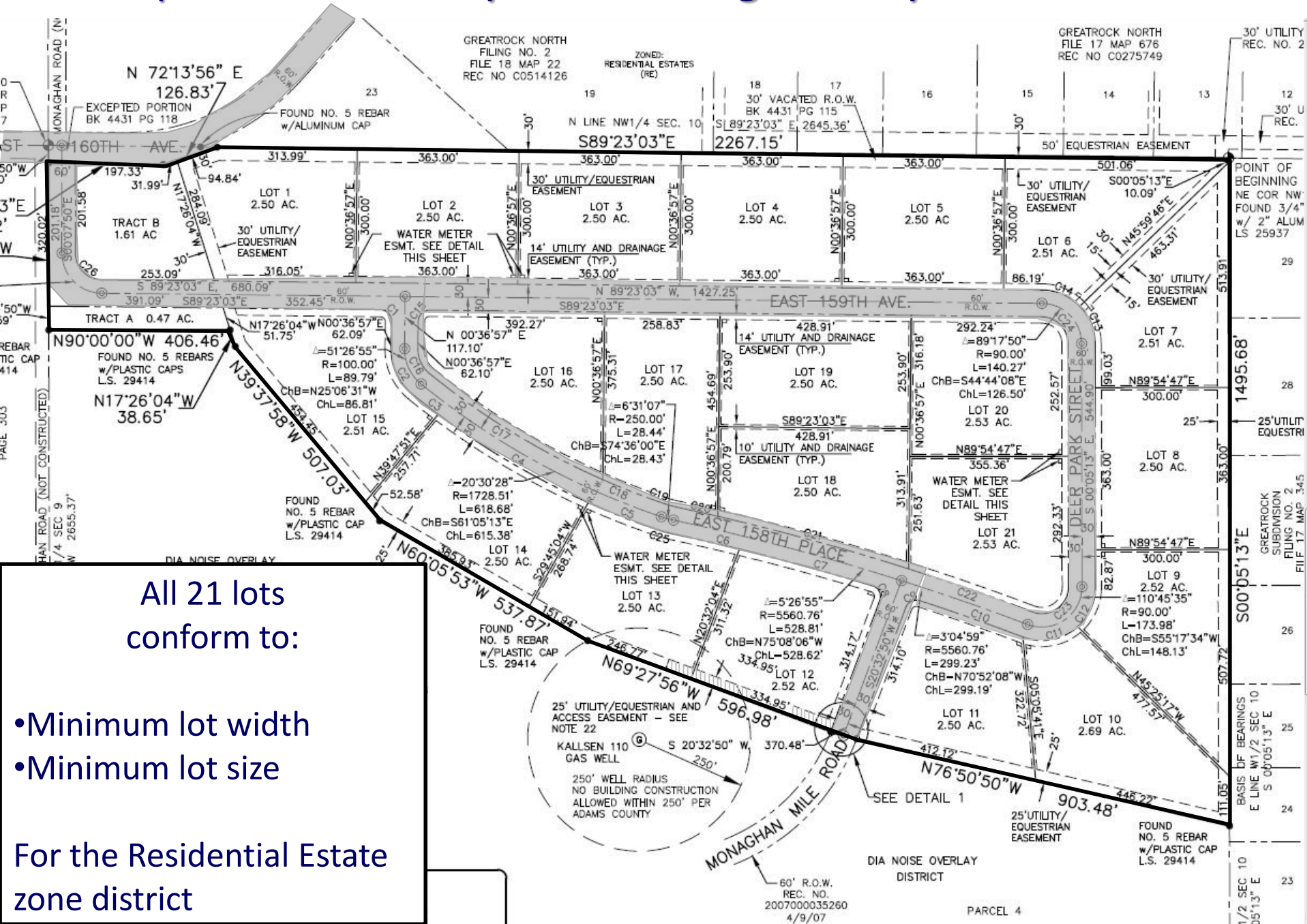
**Estate
Residential**

Criteria for Major Subdivision Preliminary Plat Approval

Section 2-02-17-03-05

1. Consistent with Comprehensive Plan
2. Consistent with Development Standards
3. Conforms to Subdivision Design Standards
4. Sufficient Water Supply
5. Established Sewage Disposal
6. Identified Soil & Topographical Issues
7. Adequate Drainage Improvements
8. Conforms to Density Standards
9. Compatible & Harmonious to Surrounding Area

Proposed Preliminary Plat - 21 single-family residential lots



All 21 lots
conform to:

- Minimum lot width
- Minimum lot size

For the Residential Estate
zone district



E. 160th Avenue

Site

**Undeveloped:
Monaghan Road**

**End of Developed:
Monaghan Road**

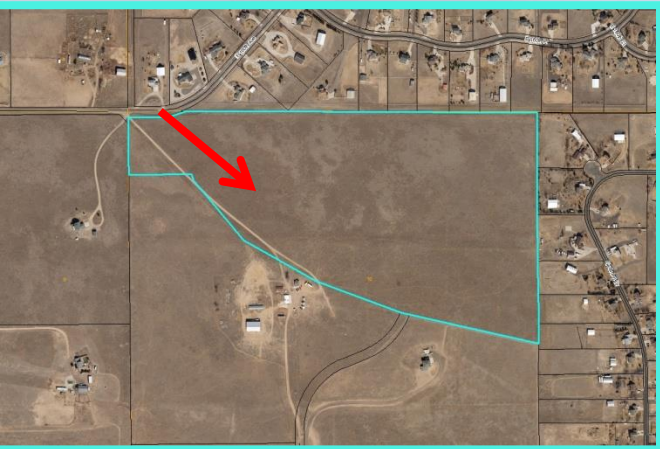
Development Standards

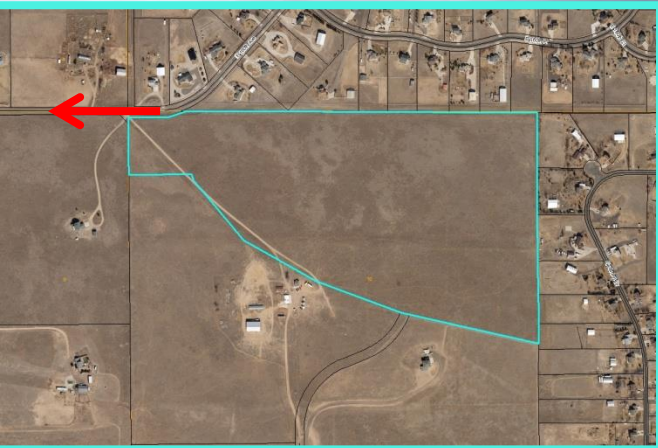
RE Zone District

- Minimum Lot Size:
 - 1 acre (required)
- Minimum Lot Width:
 - 100 ft (required)
- All proposed lots conform to minimum standards

Analysis

- Water:
 - Water provided by Greatrock North Water District
 - Confirmed by Colorado Division of Water Resources
 - Septic will be individual per lot
 - Confirmed by TCHD
- Electric Service:
 - Provided by United Power







Referral Period

Notices Sent*	Comments Received
81	11

*1,000 foot referral distance

Public comments: Opposed (9)
Support (2)

Concerns: Property values/Modular homes Traffic
Monaghan Rd. Improvements Loss of rural lifestyle
Inconveniences caused by Construction Water
Undesired equestrian activities Displaced Wildlife

Referral Agencies: Brighton Fire CO Div. Water Resources
CGS CO Div. Parks & Wildlife
Greatrock North Water TCHD
Xcel Energy

Summary

(PLT2018-00044 – Ridgeview Estates)

- Consistent with minimum zone district standards
- Compatible with surrounding area
- Water, Sewage, & Electric Service Provided

Planning Commission Update

(PLT2018-00044 – Ridgeview Estates)

Public Hearing: July 11, 2019

Public Comments

- Loss of wildlife habitat
- Increased traffic
- Loss of scenic views

Planning Commission

- Improved connectivity

Approval of the preliminary plat with 9 findings-of-fact, 5 conditions, and 2 notes.

Recommended Conditions

1. The applicant shall submit to the Adams County Community and Economic Development Department a final drainage analysis and report for review and approval with any application for a final plat.
2. The applicant shall submit to the Adams County Community and Economic Development Department a final traffic impact study for review and approval with any application for a final plat.
3. A Subdivision Improvements Agreement and collateral shall be submitted prior to scheduling any public hearing for a final plat application.
4. A public land dedication fee for parks and schools shall be paid to Adams County submitted prior to scheduling any public hearing for a final plat application. This fee shall be determined by the fee structure specified in Section 5-05 of the Adams County Development Standards and Regulations.
5. All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.