



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 13, 2019
SUBJECT: PLN2019-00007 – Berkley Shores Metropolitan District
FROM: Jill Jennings Golich, Director, Community and Economic Development
AGENCY/DEPARTMENT: Community and Economic Development
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners sets a public hearing for August 20, 2019 in order to consider case PLN2019-00007.

BACKGROUND:

The applicant, on behalf of Highland Development Company LLC, is requesting a service plan for the Berkley Shores Metropolitan District (District) to provide funding for construction and maintenance of centralized water, sanitation, and streets, as well as safety protection, parks and recreation, mosquito control and other general governance for covenant control and design review services. The site is comprised of approximately 10 acres and is located approximately 620 feet south of the southeast intersection of Lowell Boulevard and West 64th Avenue.

The proposed development is currently under review with the Adams County Community and Economic Development Department and proposes 89 units of single-family attached and detached housing. Seventy-two units are proposed as single-family, three-story attached units and 17 of the units are proposed to be single-family detached. The application request is expected to go before the Planning Commission and the Board of County Commissioners in late August 2019 and consists of a rezone from R-1-C to Planned Unit Development (Residential), a Preliminary Development Plan, a Preliminary Plat and a Lot Depth to Width Waiver.

Pursuant to Title 32, Article 1 of Colorado Revised Statutes, metropolitan districts are quasigovernmental agencies and political subdivisions of the State of Colorado organized to provide two or more services to support a development area. Common services provided by metropolitan districts include general governance, fire protection, park and recreation, water and sanitation services, and storm water facilities. The proposed metropolitan district is mainly to provide financing for public infrastructure, such as water and sanitation systems, as well as streets, parks and recreation, covenant control and design review services in the development.

Pursuant to Section 10-05-02-03-07 of the County's Development Standards, at the next regular meeting of the Board of County Commissioners (BoCC) after the Planning Commission considers the request, a date shall be set within thirty days of such meeting for a public hearing on the service plan of the proposed Special District. Staff recommends August 20, 2019 as the set date for the public hearing for case PLN2019-00007 (Berkley Shores Metropolitan District).

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community and Economic Development, County Attorney, Finance Department.

ATTACHED DOCUMENTS:

Resolution
Service Plan for Berkley Shores Metropolitan District

FISCAL IMPACT:

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

Fund:
Cost Center:

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			<hr/> <hr/>

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<hr/> <hr/>

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note: