

Center Greenhouse

PRC2018-00021

7220 Lafayette Street

August 20, 2019

Board of County Commissioners Public Hearing
Community and Economic Development Department

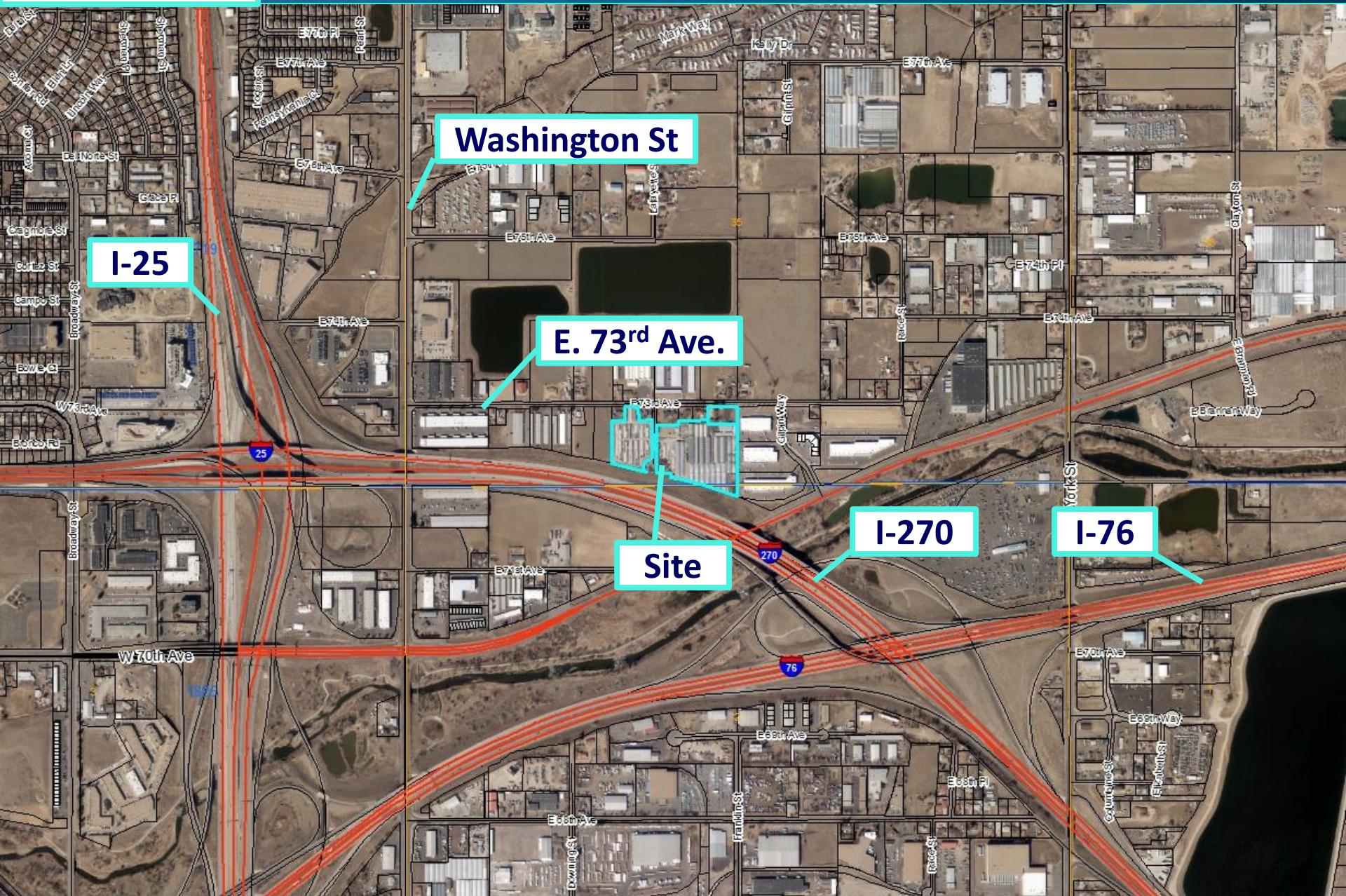
Case Manager: Greg Barnes



Requests

- Final plat for minor subdivision:
 - Creates 1 lot
 - 11 acres total
- Rezoning:
 - Current: Agricultural-1
 - Proposed: Industrial-1
- Roadway Vacation:
 - Portion of Lafayette Street
- Subdivision Improvements Agreement

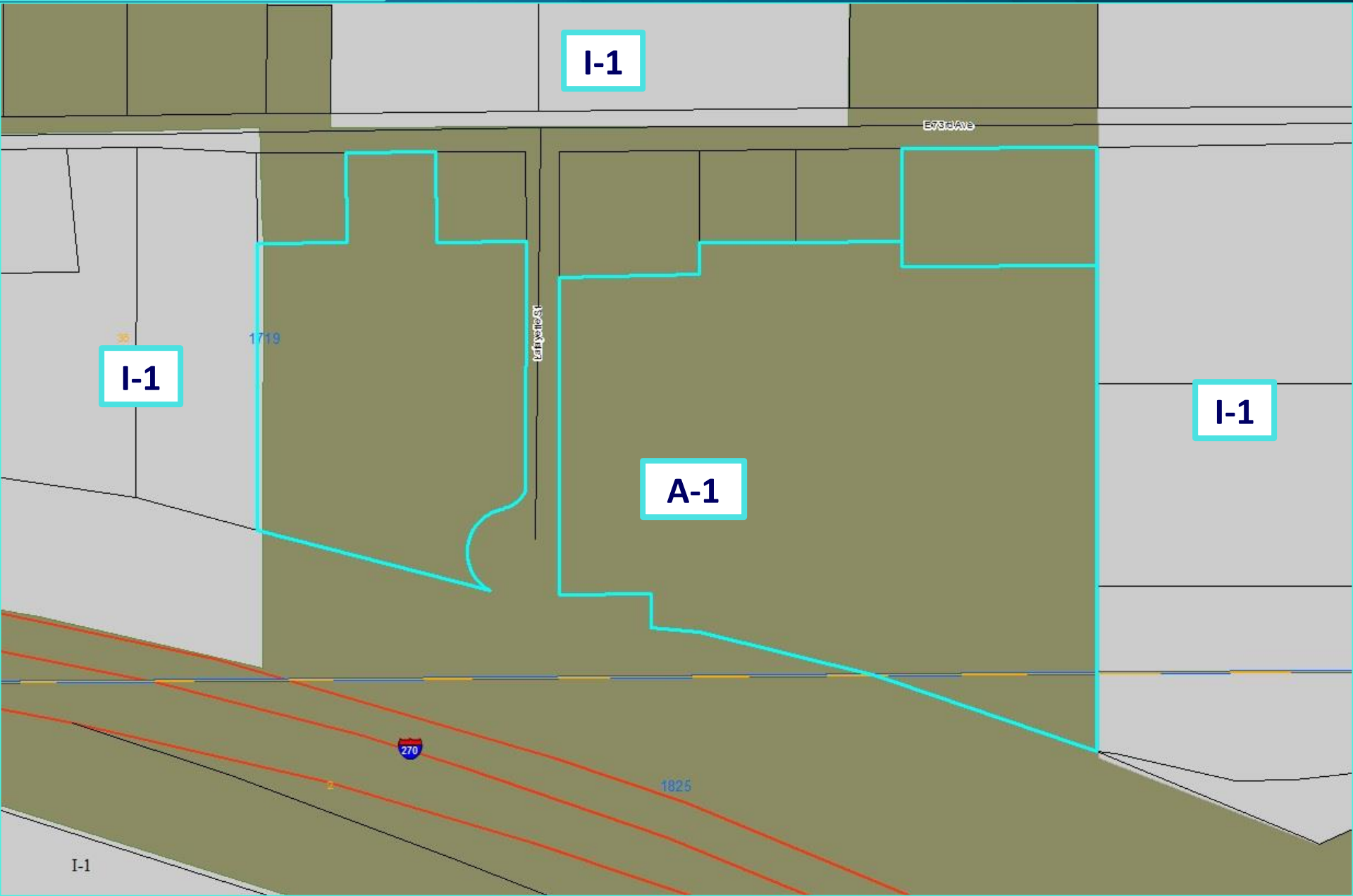
Aerial View



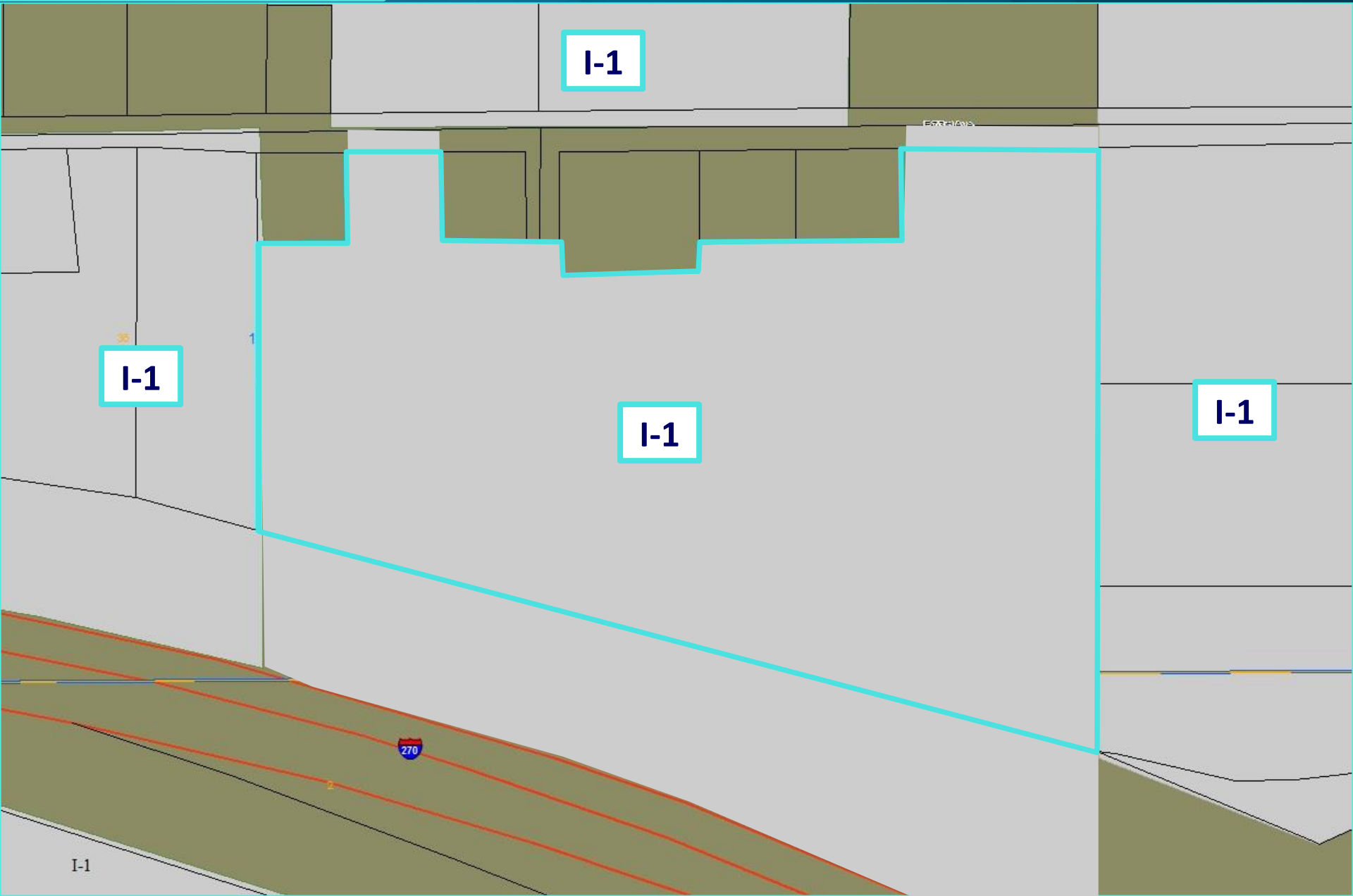
Site at 73rd and Lafayette



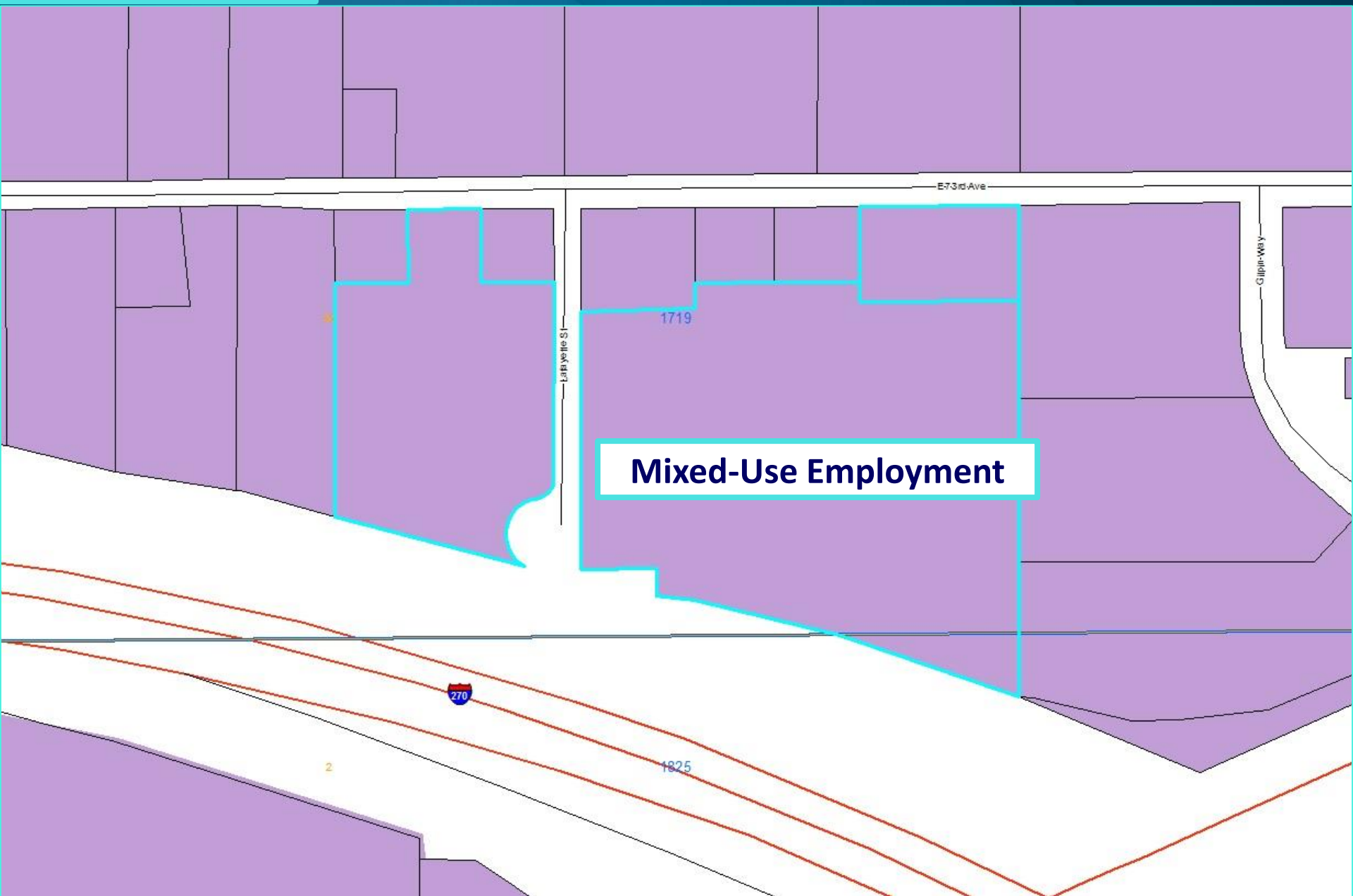
Current Zoning Map



Proposed Zoning Map



Future Land Use



Criteria for Minor Subdivision Final Plat Approval

Section 2-02-18-03-05

- Conforms to Subdivision Design Standards
- Sufficient Water Supply
- Established Sewage Disposal
- Identified Soil & Topographical Issues
- Adequate Drainage Improvements
- Adequate Public Infrastructure Guarantees
- Consistent with Comprehensive Plan
- Consistent with Purpose of Regulations
- Conforms to Density Standards
- Compatible & Harmonious to Surrounding Area

Criteria for Rezoning Approval

Section 2-02-13-06-02

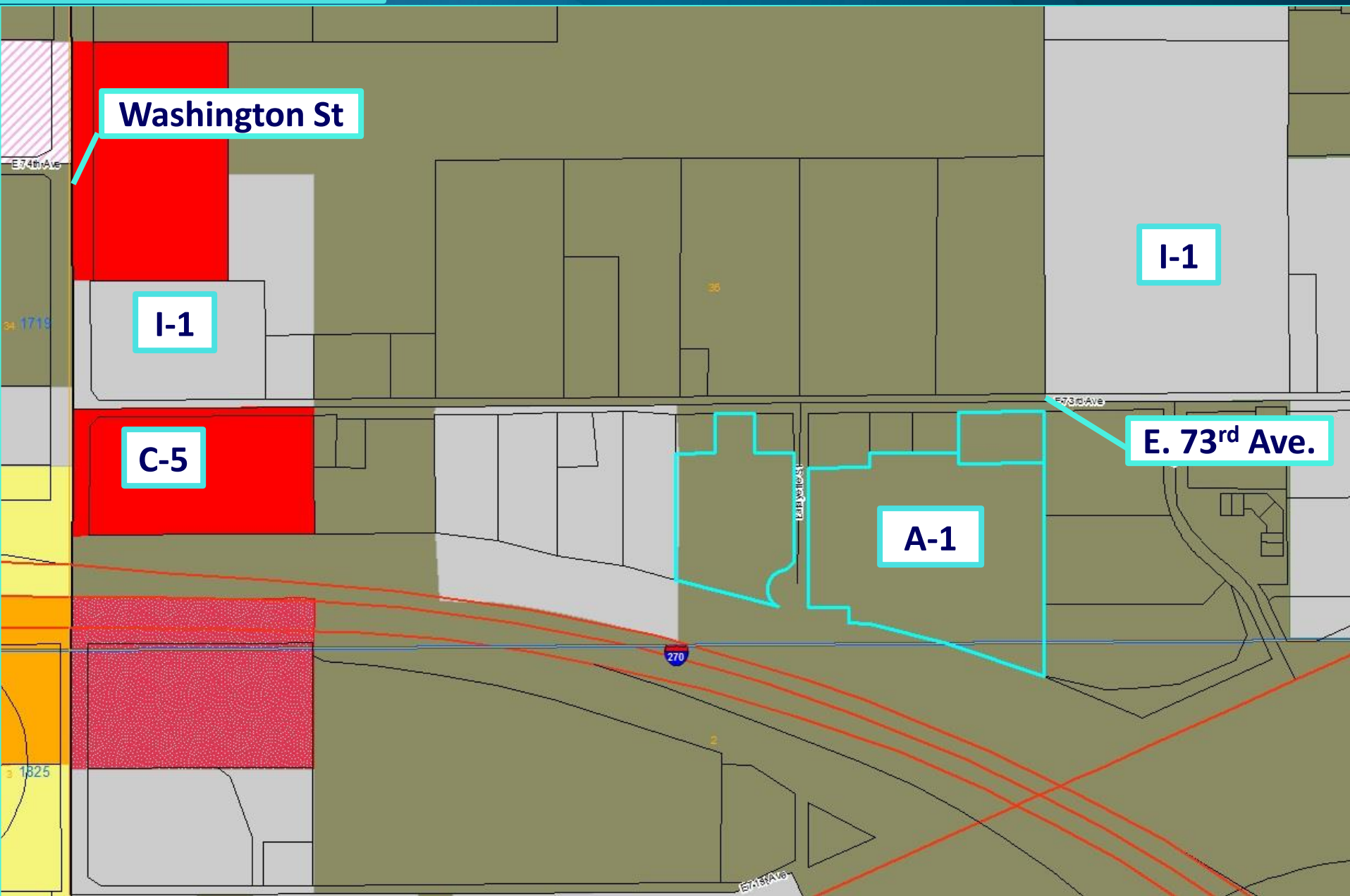
- Consistent with Comprehensive Plan
- Consistent with Purpose of Regulations
- Complies with Zone District Standards
- Compatible & Harmonious to Surrounding Area

Criteria for Roadway Vacation Approval

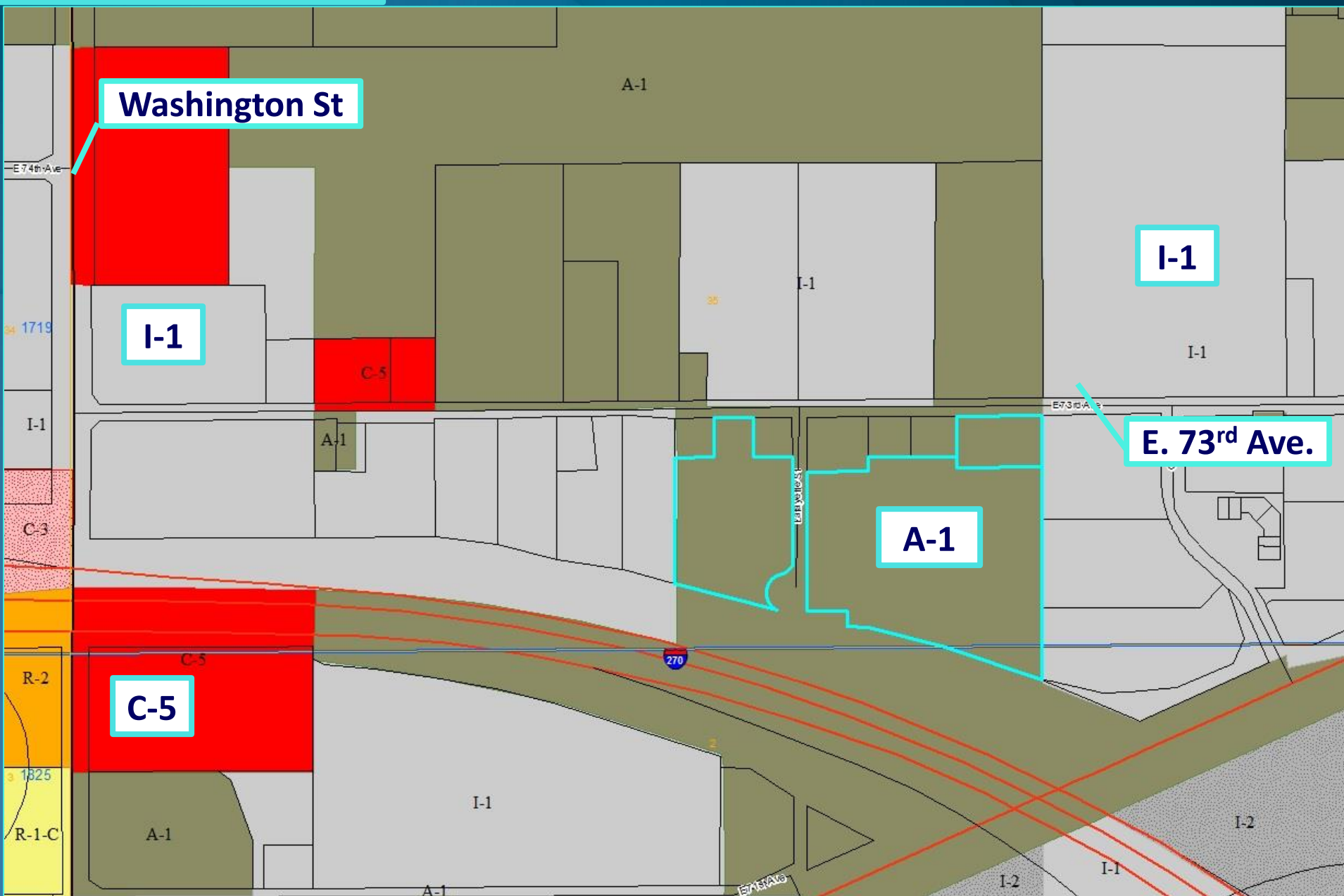
Section 2-02-13-06-02

- Complies with Standards & Regulations
- Does Not Create Nonconformity
- Consistent with Purpose of Subdivision Regulations
- Not Adversely Affecting Health, Safety, and Welfare
- Does Not Inhibit Access for Other Properties

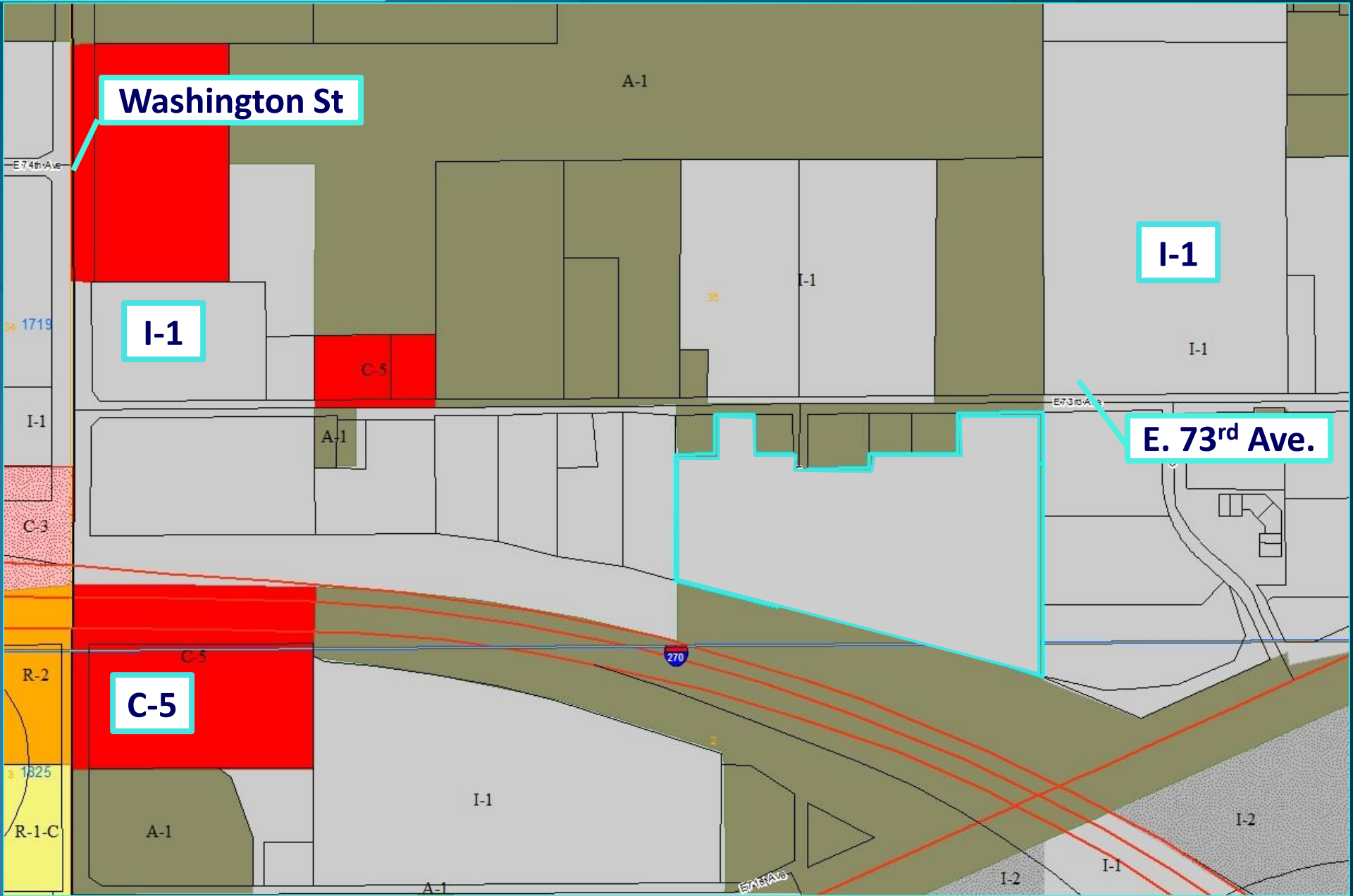
1999 Zoning Map



2019 Zoning Map



Proposed Zoning Map



Washington St

I-1

C-5

A-1

I-1

E. 73rd Ave.

C-5

R-2

R-1-C

A-1

I-1

A-1

E. 71st Ave

I-2

I-1

I-2

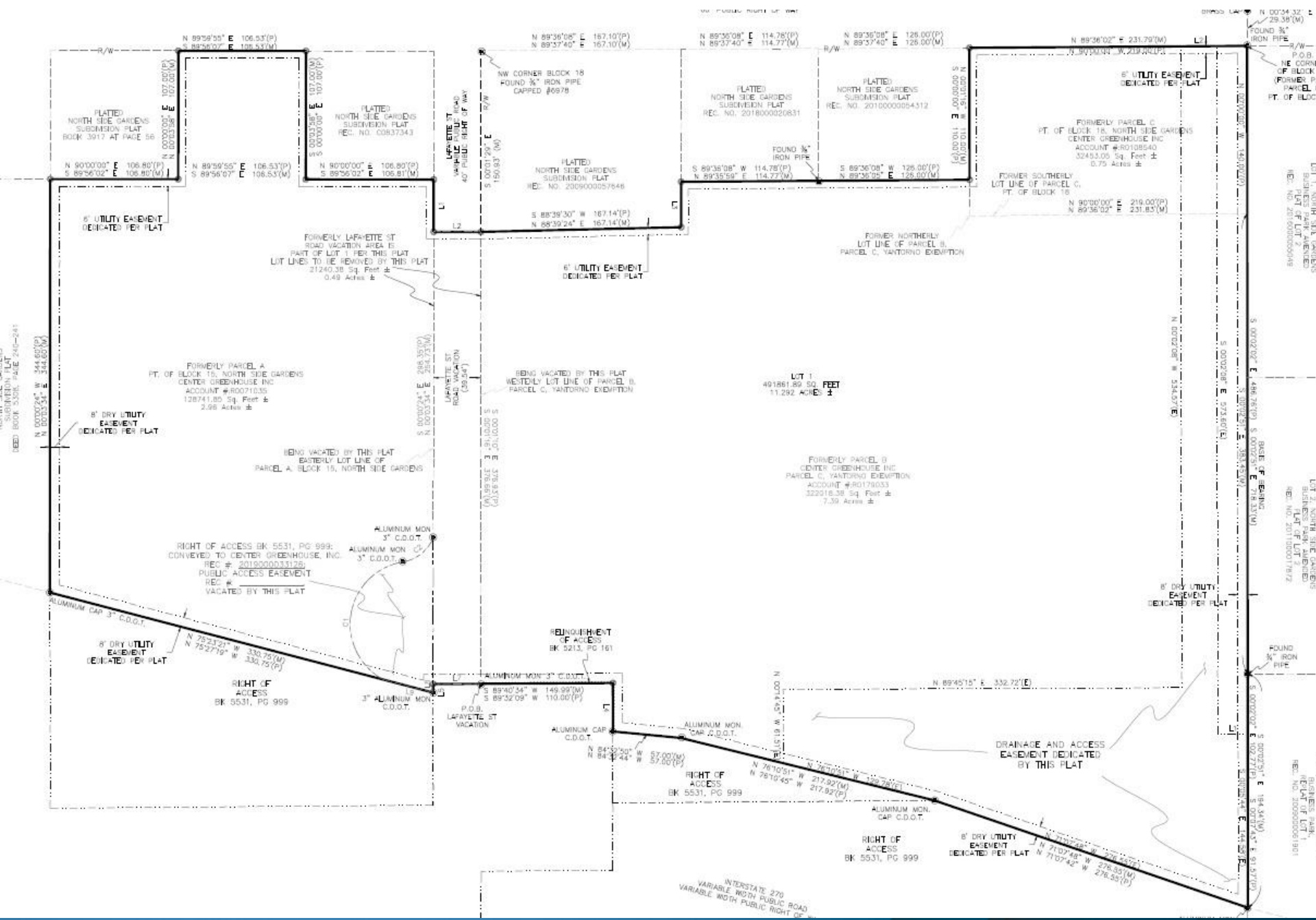
270

2

1719

1825

Proposed Final Plat (1 lot including roadway vacation)

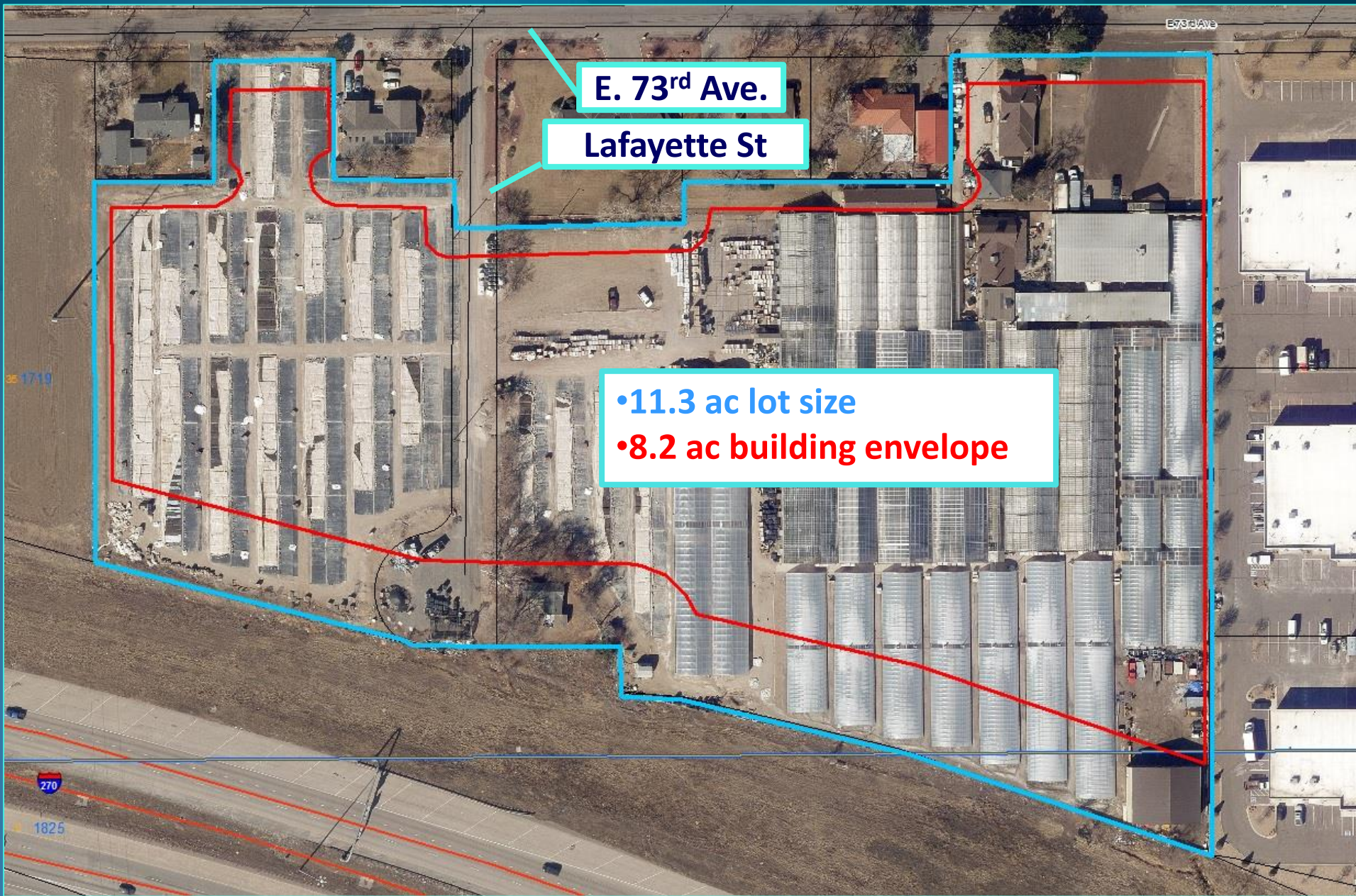


Development Standards

I-1 Zone District

- Minimum Lot Size:
 - *1 acre (required)*
 - *11.3 acres (min. proposed)*
- Minimum Lot Width:
 - *100 ft. (required)*
 - *230 ft. (min. proposed)*
- Minimum Setbacks:
 - *25 ft. (front)*
 - *15 & 5 ft. (side)*
 - *75 ft. (highway)*

Proposed Lot and Building Envelope



Analysis

- Water:
 - Water provided by North Washington Street Water & Sanitation District
 - Confirmed by Colorado Division of Water Resources
- Electric Service:
 - Provided by Xcel Energy











Referral Period

Notices Sent*	Comments Received
181	1

1,500 foot referral distance

External Referral Agencies:
CDOT, CDWR, Xcel, CGS, TCHD
No objections to plat.

Planning Commission

- Public Hearing on 07/25/2019
- 2 public comments
 - Current condition of East 73rd Avenue

Recommendation

(PRC2018-00021 – Center Greenhouse)

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

Approval of the final plat, rezoning, and roadway vacation with 21 findings-of-fact, 1 condition, and 1 note

