

Central 64

PLT2019-00009

October 8, 2019

Board of County Commissioners

Community and Economic Development

Case Manager: Libby Tart



Request

- **Minor Subdivision (Final Plat) to create two lots and three tracts on a total of 16.7 acres.**
- **Shared Access Easement Between Two Lots**
- **Subdivision Improvements Agreement (SIA) Included**

AERIAL MAP

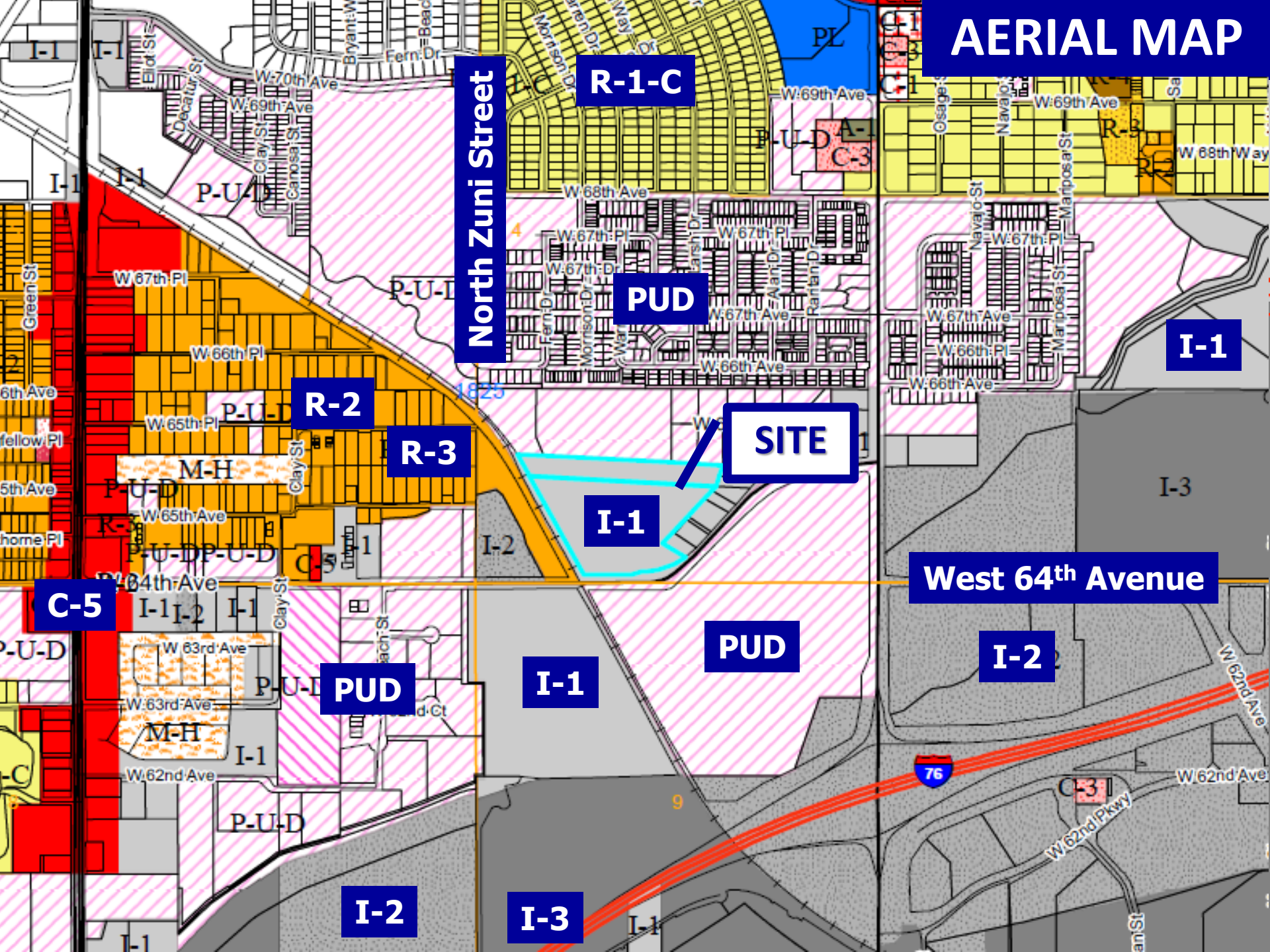
North Zuni Street

SITE

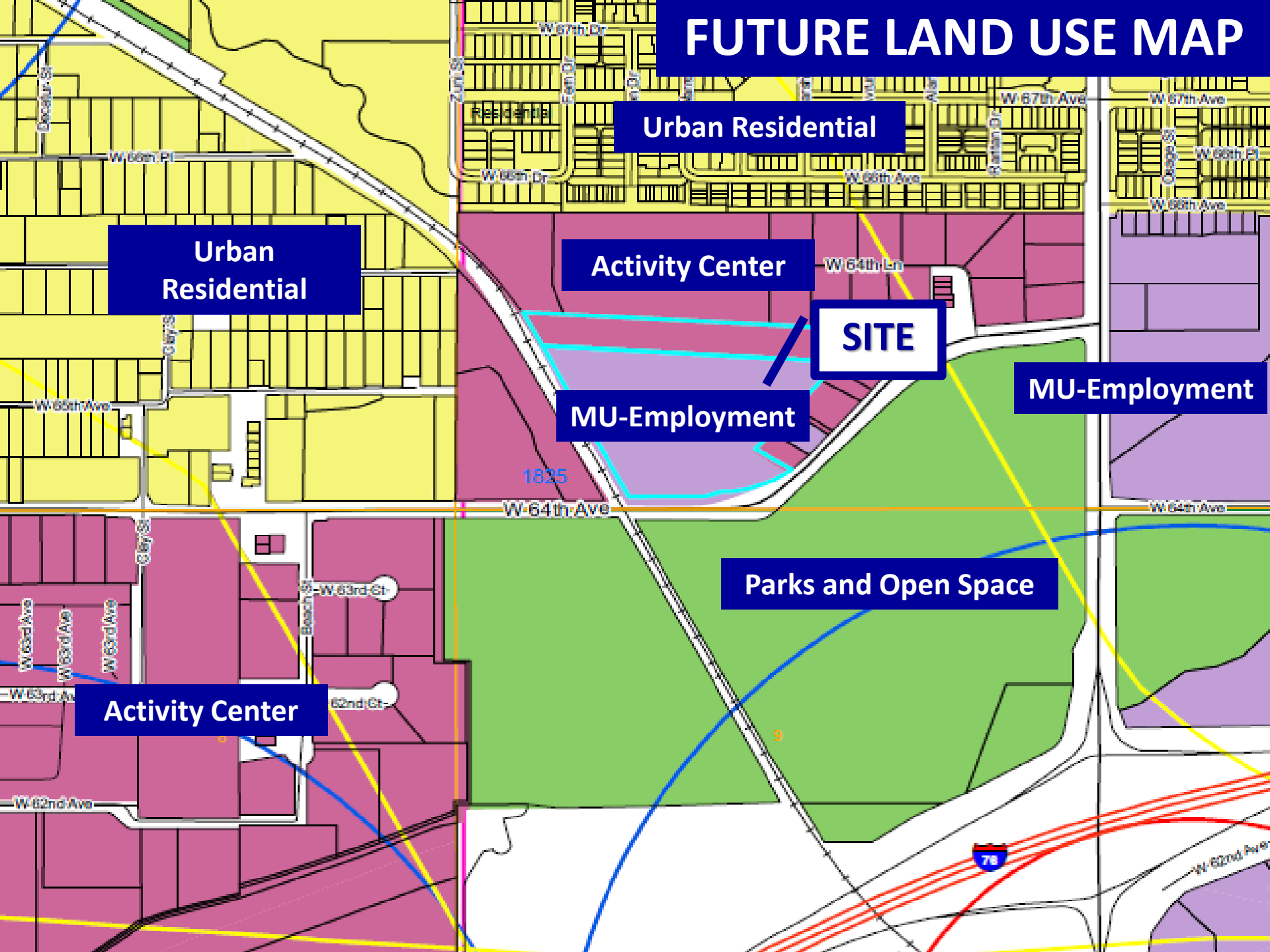
West 64th Avenue

I-76

AERIAL MAP



FUTURE LAND USE MAP

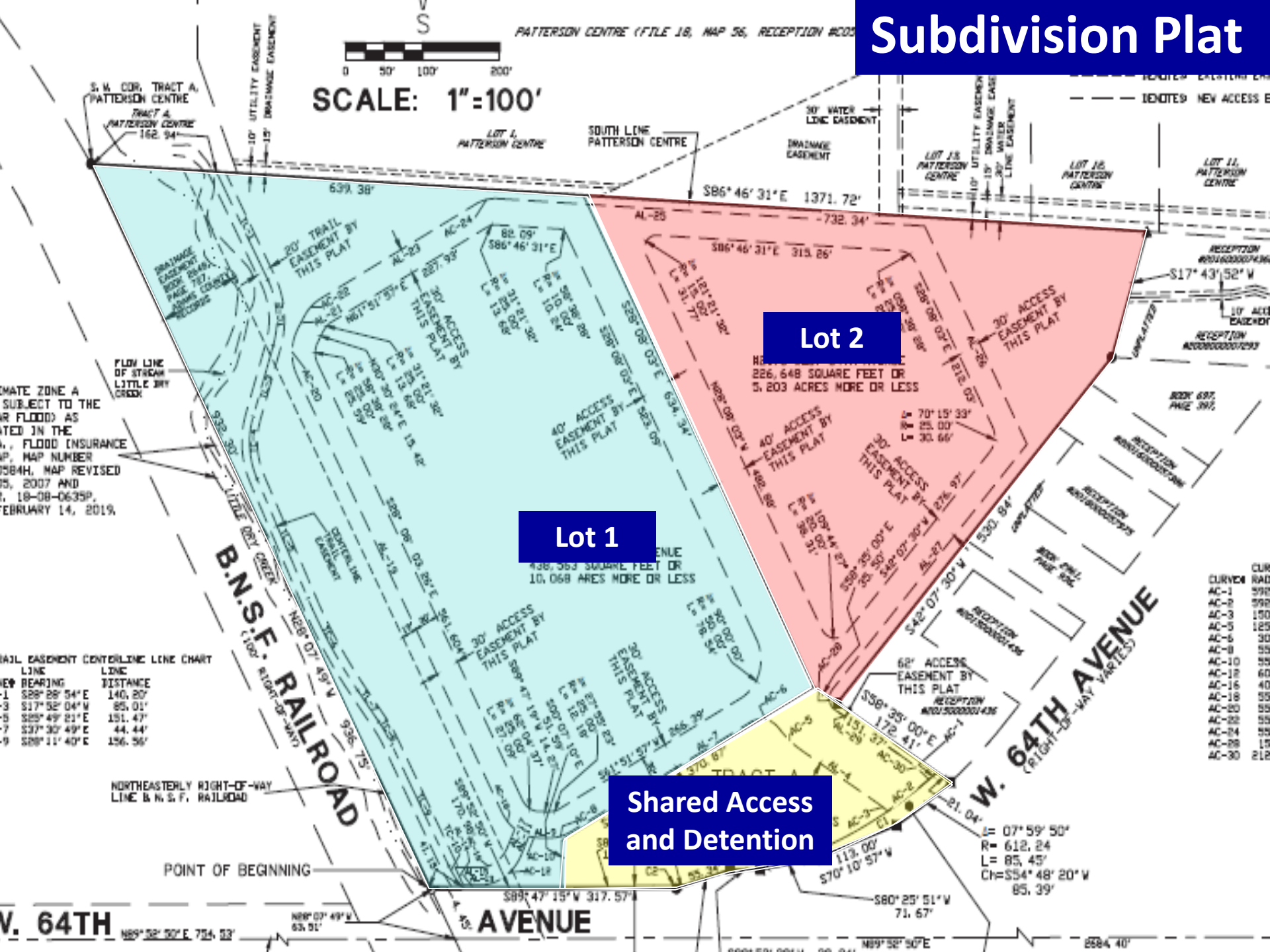


Criteria for Minor Subdivision

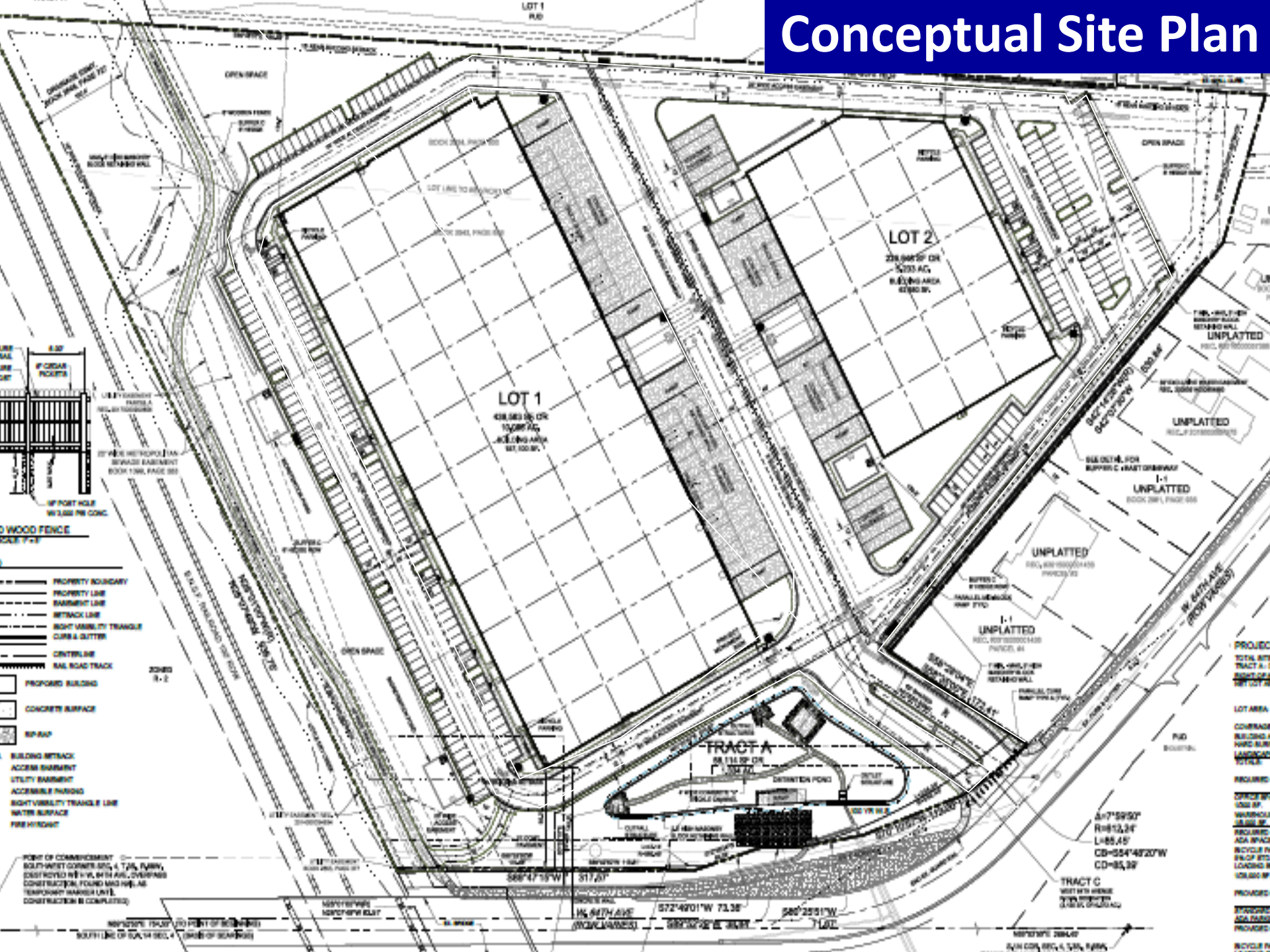
Section 2-02-18-03-05

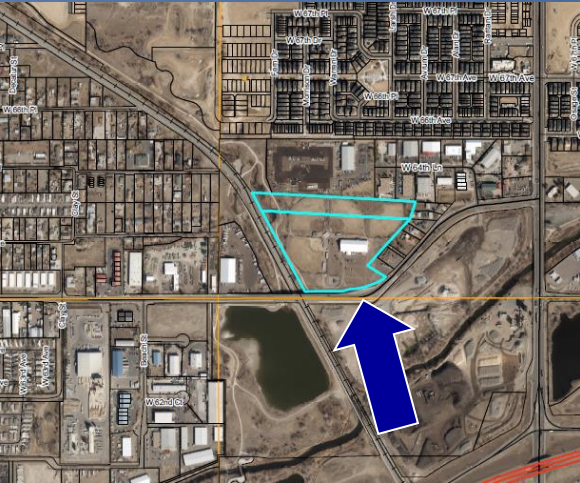
- Conforms with subdivision design standards
- Adequate water supply
- Adequate sewer service
- Identify any soil or topographical conditions
- Adequate drainage infrastructure
- Public infrastructure (curb, gutter, sidewalk)
- Consistent with Comprehensive Plan
- Consistent with development standards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

Subdivision Plat



Conceptual Site Plan





DEVELOPMENT PROPOSAL

P

SUBDIVISION PLAT

HEARING DATES & TIMES
PC THURSDAY, SEPTEMBER 12, 2019 @ 6:00 AM
BCC TUESDAY, OCTOBER 8, 2019 @ 9:30 AM

ADAMS COUNTY GOVERNMENT CENTER
4430 S. Adams County Pkwy.
Brighton, CO 80601
720.523.6800

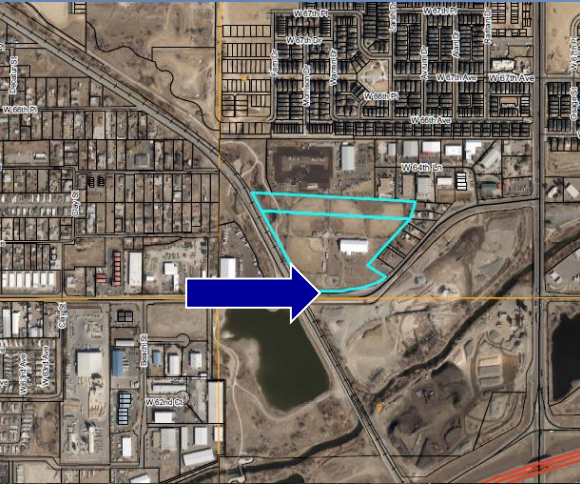
APPLICATION NUMBER
PT2019-00009 CENTRAL 64



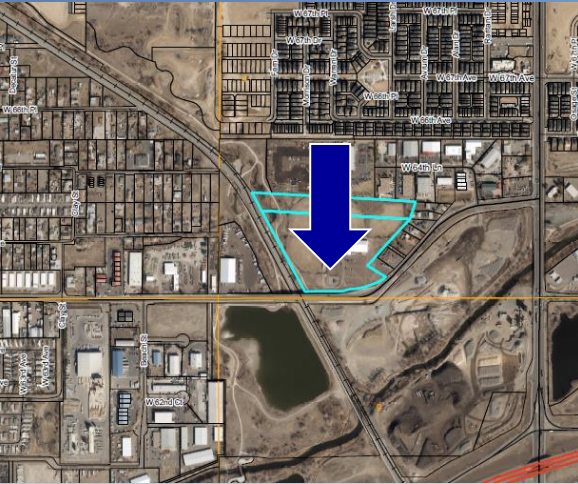
720.523.6800 | adcogov.org



Looking Southeast along 64th Avenue



View to South



View to West along 64th Avenue

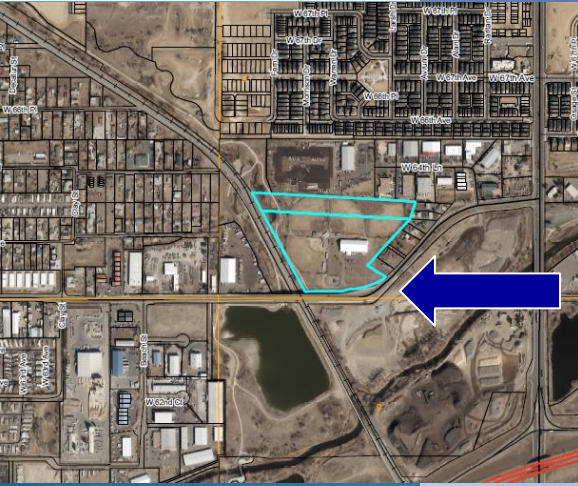
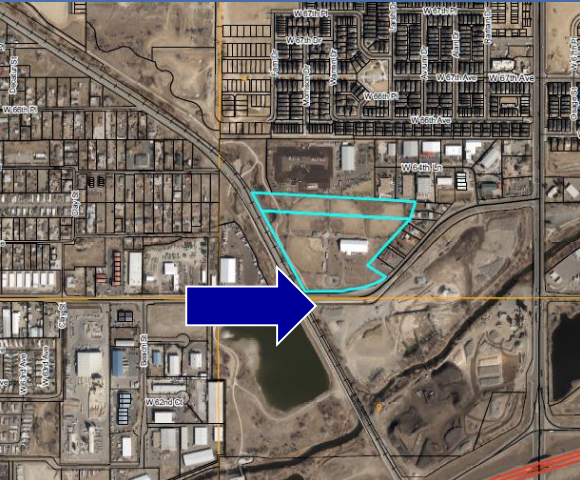


Photo Looking West at the Bridge



Referral Comments

Property Owners and Residents within 1,000 ft:

Notifications Sent	Comments Received
280	1

- One comment was received and indicated their support for the project
 - concerns on traffic light timing with truck traffic
 - preference for the development not leasing space to a marijuana/cannabis grow house due to odor.
- Comments:
 - Attorney, Engineering, Finance (ensuring a SIA was compliant)
 - Right-of-Way (correcting plat revisions)
 - Tri-County Health (noting flammable gas overlay)
 - Division of Wildlife
 - Tri-County Health (historic landfill nearby)
 - Urban Drainage (improvements to nearby creeks)
 - Xcel
- No concerns:
 - Adams County Building, CGS, CDOT, North Pecos Water & Sanitation

PC Update

- September 12, 2019
 - Recommended approval (7-0) vote
- Public Testimony:
 - Adjacent property owner indicated they support the project but hope that Central 64 is a better neighbor than Softball Country

Criteria for Minor Subdivision

Section 2-02-18-03-05

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Recommendation

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Central 64

Final Plat and SIA

PC and Staff recommends Approval based on 11 Findings-of- Fact and 1 note.

Note

1. Note: All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.