

Garcia/Mariposa Rezone

RCU2019-00020

7128 Mariposa Street

October 15, 2019

Board of County Commissioners

Community and Economic Development Department

Case Manager: Layla Bajelan

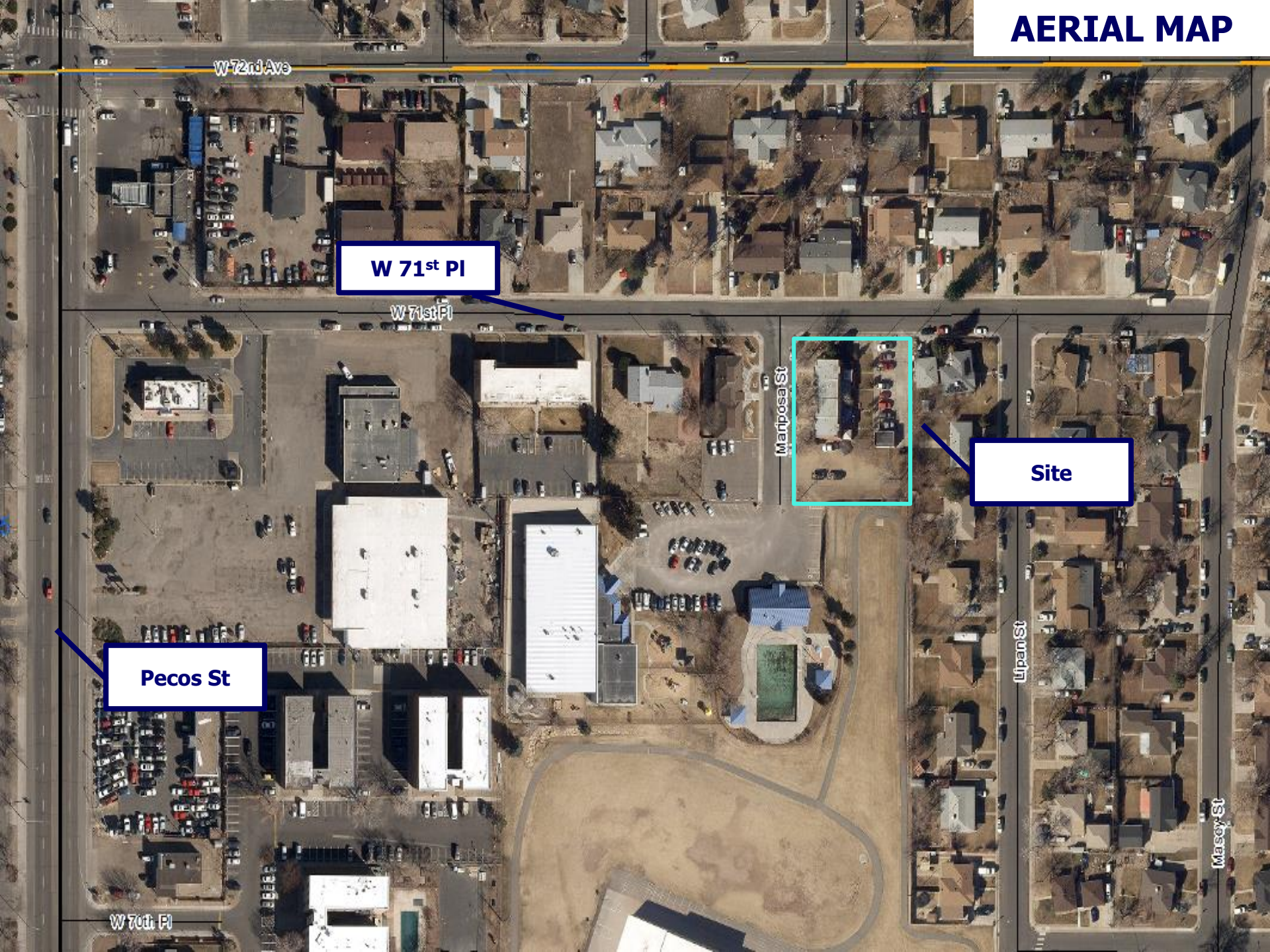


Request

Rezoning:

- Current Zoning: Residential-1-C (R-1-C)
- Proposed Zoning: Residential-3 (R-3)

AERIAL MAP



W 71st Pl

W 71st Pl

Manitou St

Site

Pecos St

Lipan St

Massey St

W 70th Pl

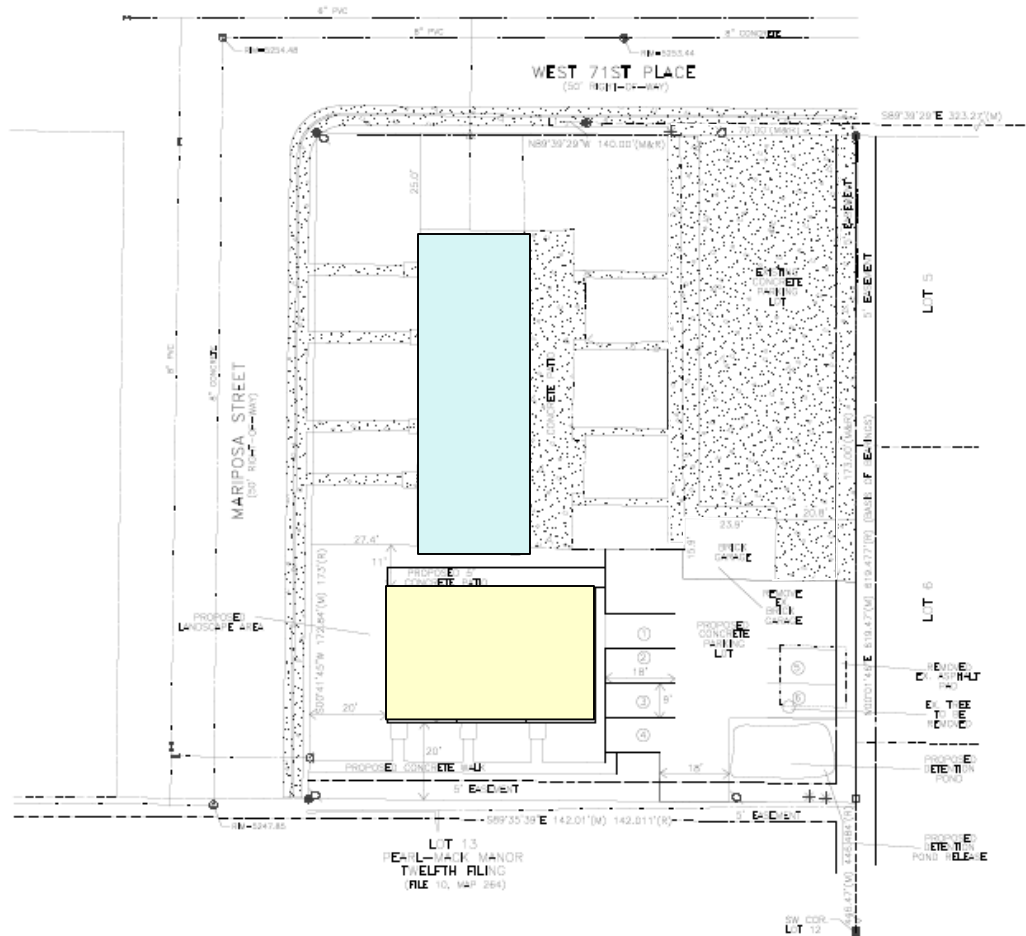
Aerial of Site



Mariposa St

Conceptual Site Plan

SITE PLAN - REZONING APPLICATION
1128 MARIPOSA STREET, DENVER, CO

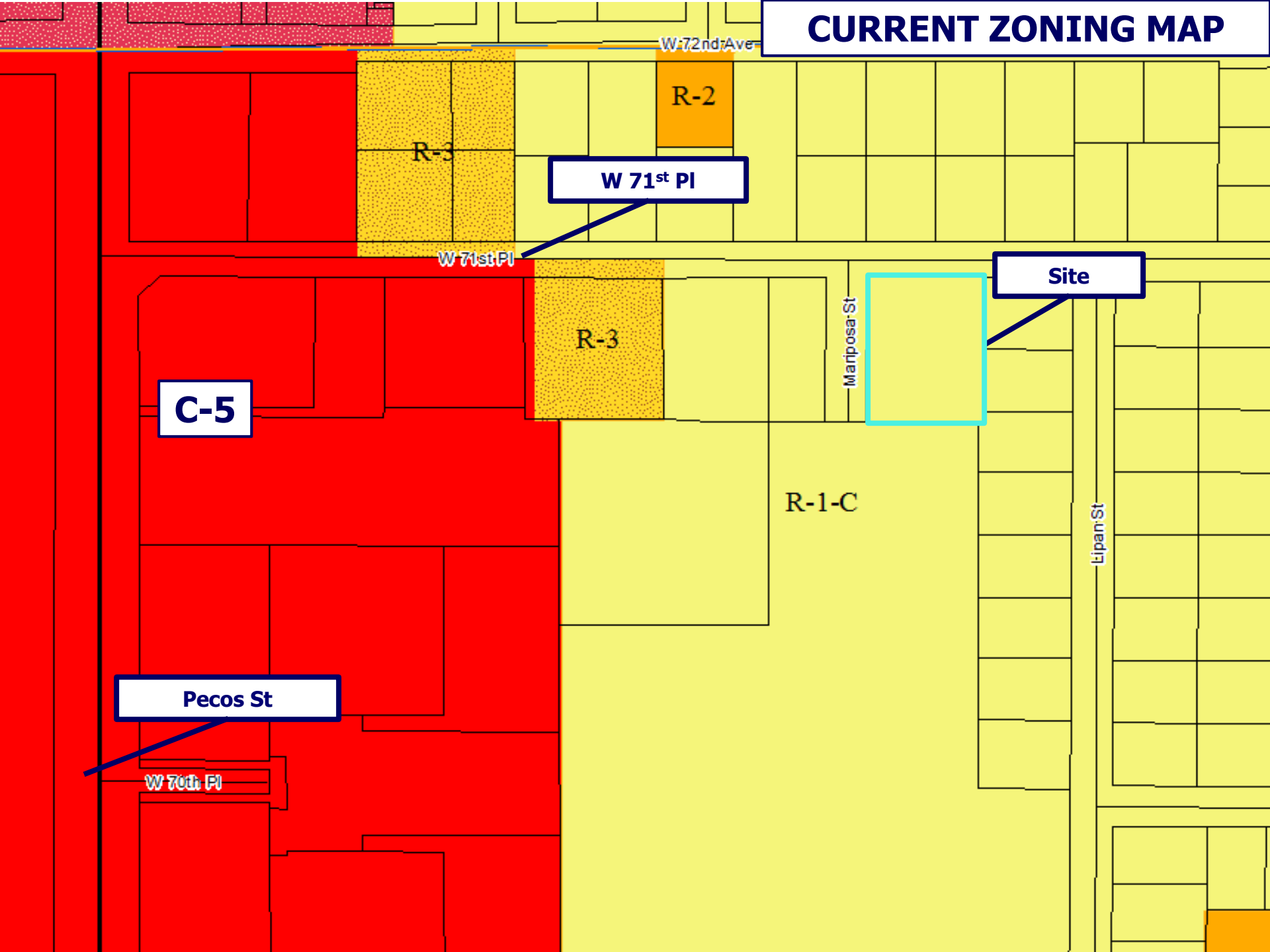


Criteria for Rezoning Approval

Section 2-02-13-06-02

1. Consistent with Comprehensive Plan
2. Consistent with Development Standards
3. Complies to Development Standards
4. Harmonious & Compatible to the surrounding area

CURRENT ZONING MAP



W 72nd Ave

R-2

R-3

W 71st Pl

W 71st Pl

R-3

Mariposa St

Site

C-5

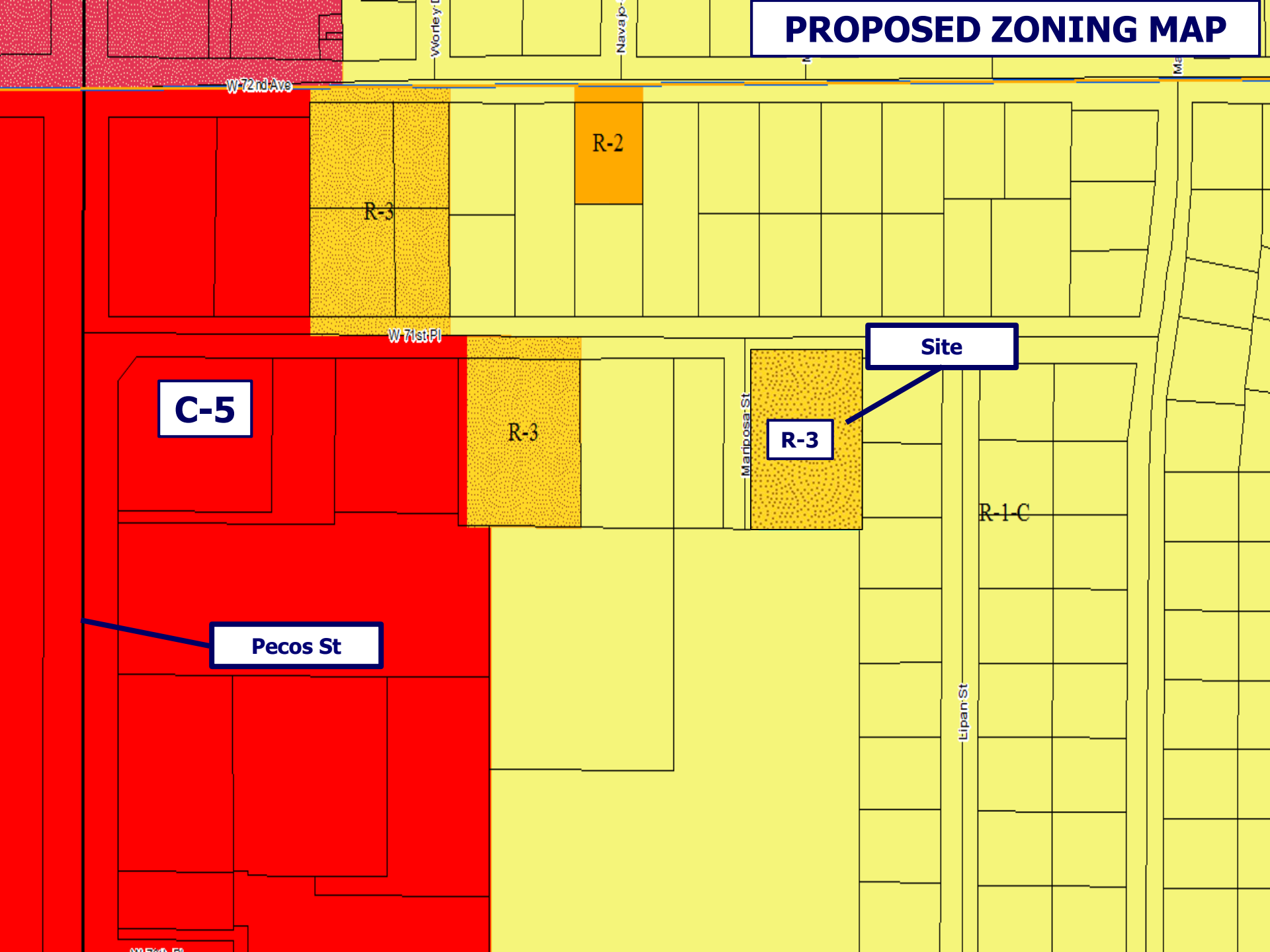
R-1-C

Lipan St

Pecos St

W 70th Pl

PROPOSED ZONING MAP



R-1-C vs. R-3 Zoning

Residential (R-1-C)

Purpose: to serve exclusively as a single-family district for smaller homes sites and smaller homes.

- Single Family Dwellings

Residential (R-3)

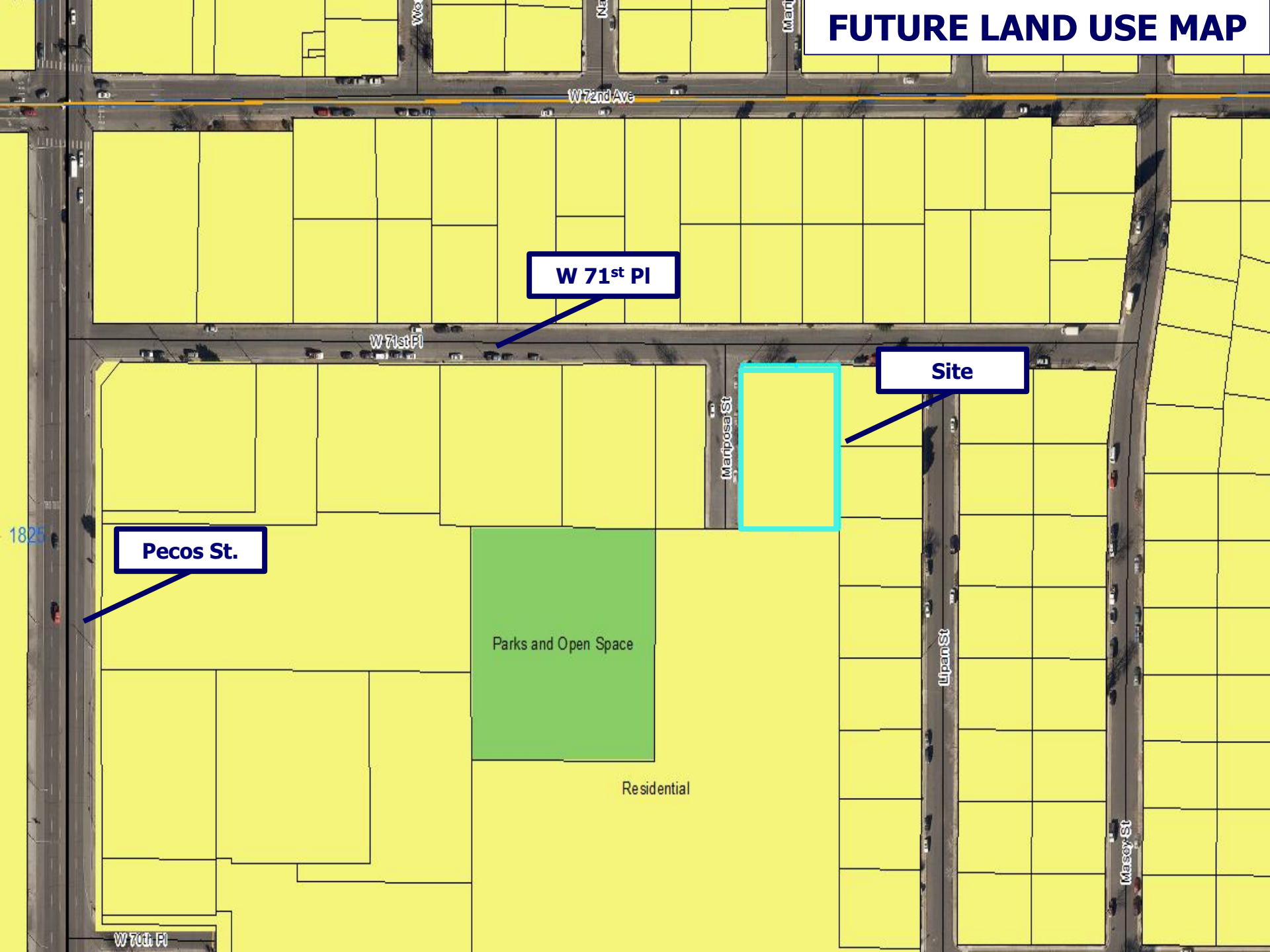
Purpose: to provide a moderate density district which allows three (3) or more single-family attached residences on a single lot or individually owned lots.

- Multi-family Dwellings

R-3 Zone District

	R-3 Zone	Subject Site
Minimum lot size	9,500 sq. ft./ 3 du *	.56 acres (24,393 sq. ft./ 4 dwellings)
Maximum density	14 du/ acre	4 du/ .56 acres
Minimum lot width	150 ft. *	176 ft
* attached dwellings on one lot		

FUTURE LAND USE MAP



W 71st Pl

Site

Pecos St.

Parks and Open Space

Residential

Urban Residential

- Urban Residential areas are designated for single and multifamily housing, typically at urban densities of one dwelling unit per acre or greater.
 - Variety of housing types
 - adequate urban services
 - transportation facilities

Adams County Plans

- Imagine Adams County Comp. Plan
 - The County has identified infill areas that are most desirable for residential development
 - Provide for a variety of housing options
 - Balance of housing/jobs to reduce commutes
 - Maintain and enhance the existing residential neighborhoods
- Balanced Housing Plan
 - Missing Middle Housing options (townhomes, apartments, duplexes)
- SW Area Framework Plan
 - Address the need for affordable housing options







Referral Period

Notices sent*	# of Comments Received
164	4

* Property owners and occupants within 750 feet were notified

Referral Agencies:

- Hyland Hills Parks and Recreation District, Tri-County Health, CDOT, Xcel, Adams County Fire Protection District, CDPHE, Century Link, CO Division of Wildlife, Comcast, Crestview Water and Sanitation District, Metro Wastewater Reclamation, North Pecos Water and Sanitation District, RTD, Westminster School District #50

Concerns:

- Hyland Hills Parks and Recreation District
- Public Comment - parking, traffic increases, desire to not see additional apartments in the area, drainage

Planning Commission Update

Public Hearing- September 26, 2019:

- Planning Commission recommended approval (7-0)
- No members of the Public testified
- No concerns identified

Recommendation

Staff has determined the following request is consistent with the Criteria for Rezoning Approval including:

- Consistent with the Comprehensive Plan and Standards
- Complies with the Development Standards and Regulations
- Surrounding Area

Staff recommends Approval of the proposed Rezoning (RCU2019-00020) with 4 Findings-of-Fact and 2 Notes.

Recommended Findings-of-Fact

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

Recommended Notes to Applicant

1. Approval of the rezone request is not an approval of the site plan.
2. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.