

Layton Subdivision Third Filing PLT2018-00030

October 15, 2019

Board of County Commissioners

Community and Economic Development

Case Manager: Libby Tart



Request

- Minor Subdivision (Final Plat) to replat Lot 2 of the Layton Subdivision Second Filing into three lots.
- Private Road Access, per Section 5-03-03-10, for a waiver to allow access from Colorado Boulevard, a public street, into the three-lot Subdivision.
- Subdivision Improvement Agreement (SIA) for improvements along Colorado Boulevard.

Background

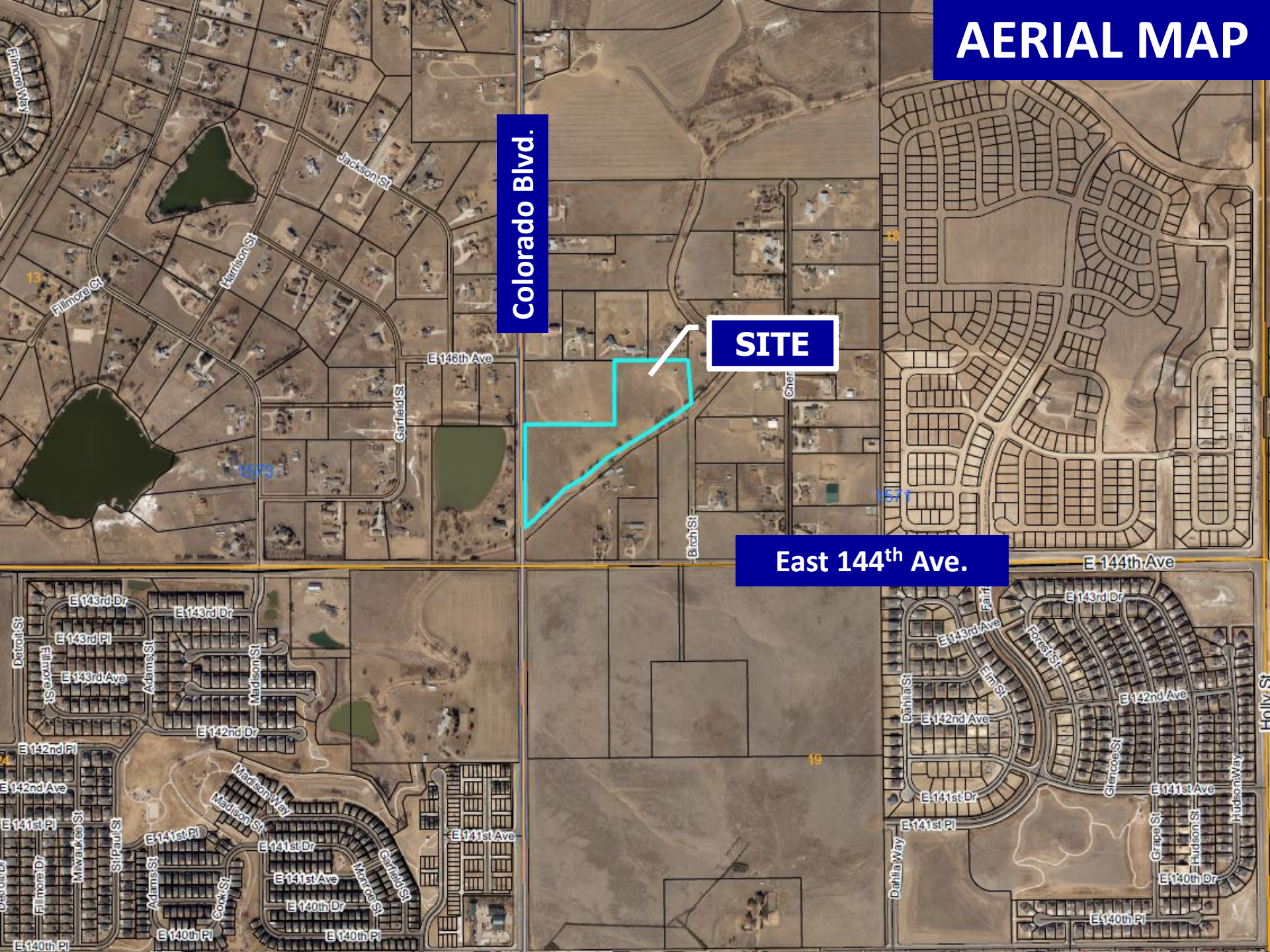
- Layton Subdivision was created in 1968 with 40 lots
- Lot 2 is 11.536 acres
- Proposed Subdivision with three 3.5 acre lots
- Proposed private road/access

AERIAL MAP

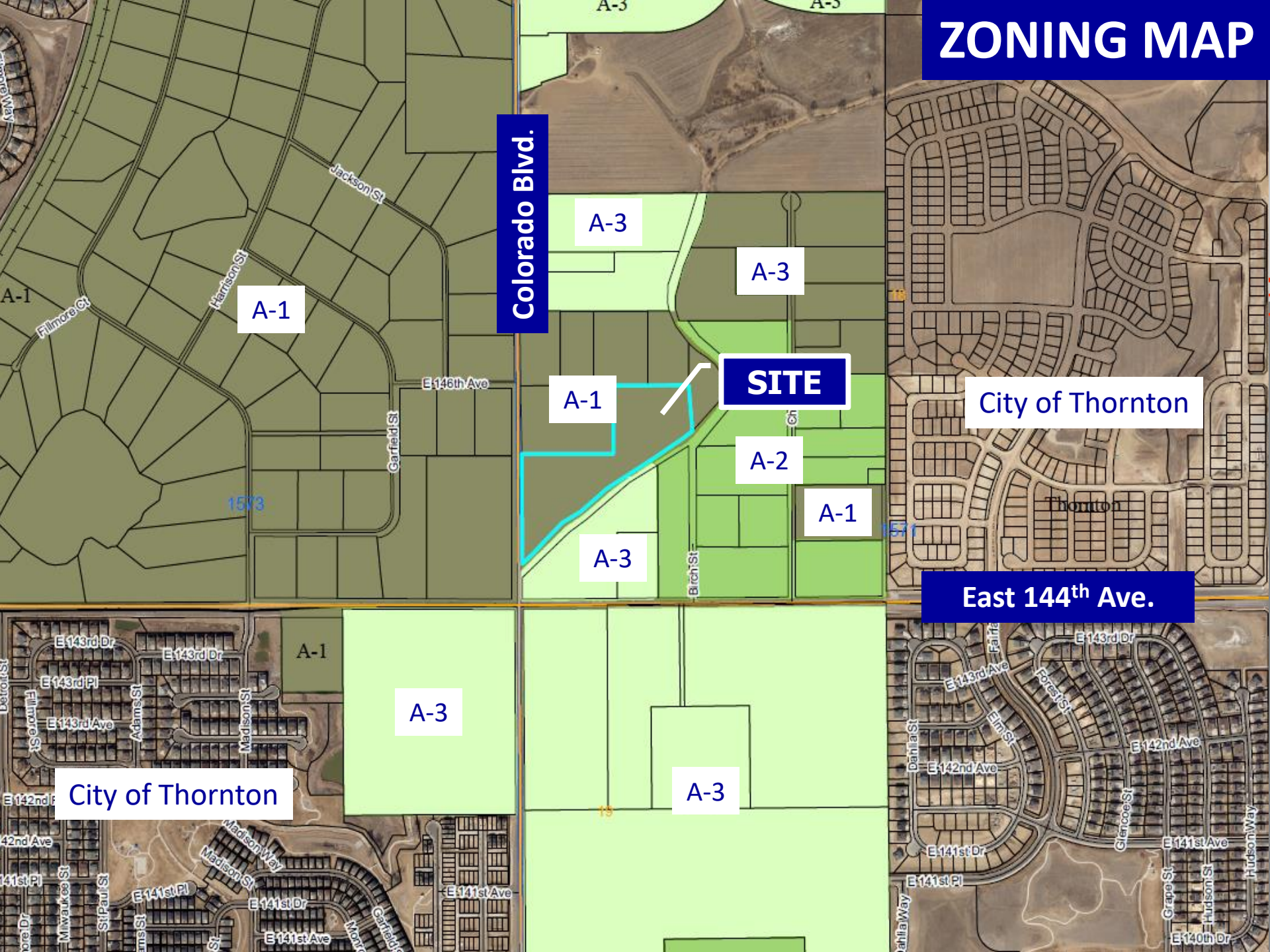
Colorado Blvd.

SITE

East 144th Ave.



ZONING MAP



FUTURE LAND USE MAP

Parks and Open Space

Urban Residential

Municipal Area

Estate Residential

SITE

Urban Residential

Municipal Area

Residential

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

Home Footprint

COLORADO BOULEVARD

LOT 3
LAYTON SUBDIVISION SECOND FILING
REC. NO. B167398

30' SETBACK
HOME
SETBACK
LINE (TYP.)
27' DRAINAGE
ACCESS
ESENT

DETENTION
POND

30' SETBACK

SEPTIC
LEACH
FIELD

SEPTIC
TANK

LOT 1

30' SETBACK

ABANDONED WELL
MAINTENANCE AND
WORKOVER CASING

10' SETBACK

30' SETBACK

BIRCH STREET

LOT 21, BLOCK 1
LAYTON SUBDIVISION
FILE 12, MAP 128

ACCESS ROAD

DETENTION
POND

30' SETBACK

LOT 3

SEPTIC
LEACH
FIELD

50' SETBACK

SEPTIC
TANK

HOME
FOOTPRINT

20' R.O.W. DEDICATION

30' SETBACK

POTENTIAL
WATER
WELL
LOCATION

10' SETBACK

12' DRAINAGE
AND UTILITY ESMT. R25

30' SETBACK

LOT 2

SEPTIC
TANK

HOME
FOOTPRINT

POTENTIAL
WATER
WELL
LOCATION

30' SETBACK

30' SETBACK

30' SETBACK

30' SETBACK

30' SETBACK

30' SETBACK

UNPLATTED

SIGNAL DITCH

SIGNAL DITCH

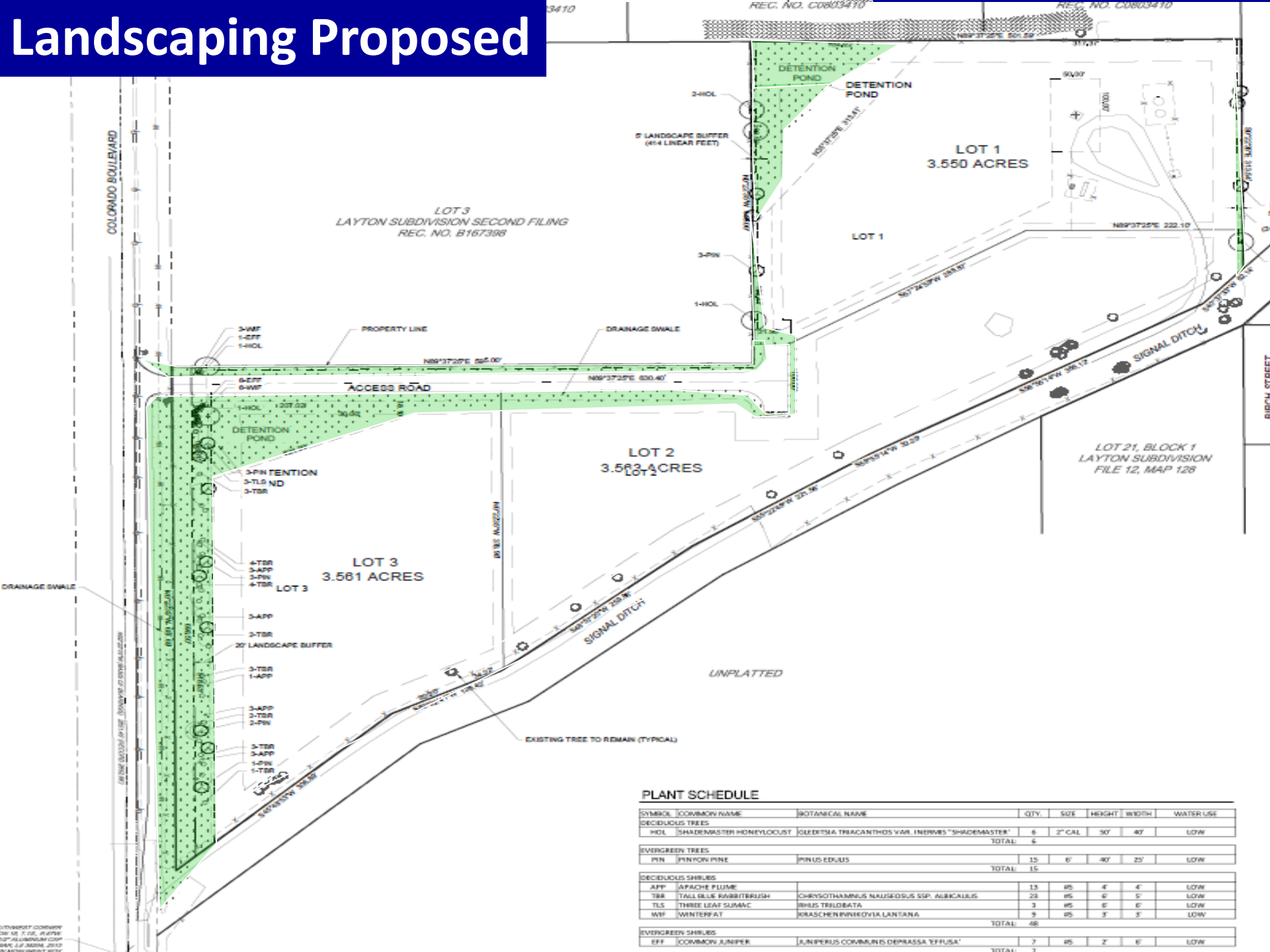


Know what's below,
Call before you dig.

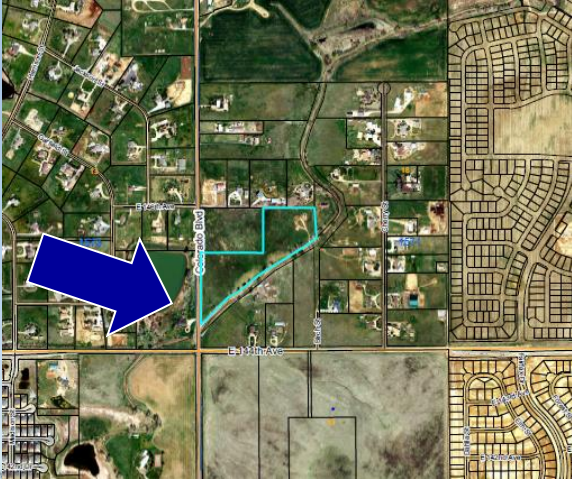


SCALE: 1" = 60'

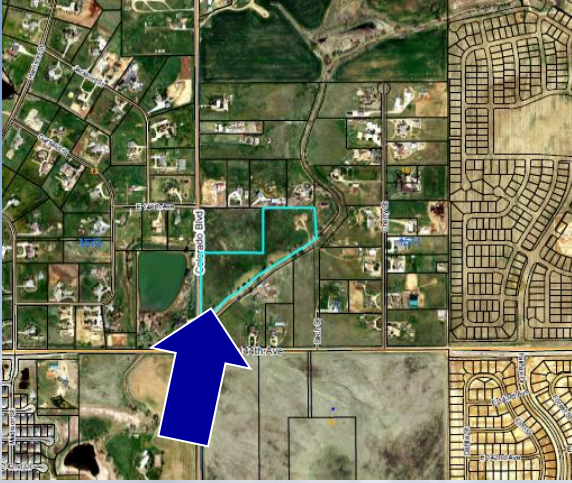
Landscaping Proposed



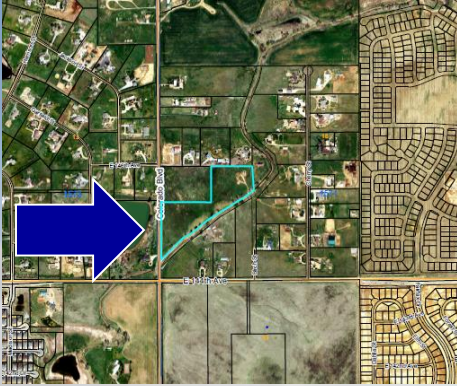
View to the Southeast



View to the North



View to the East



DEVELOPMENT PROPOSAL

P

SUBDIVISION PLAT

HEARING DATES & TIMES

PC: THURSDAY, SEPTEMBER 12, 2019 @ 6 PM

BCC: WEDNESDAY, OCTOBER 1, 2019 @ 9:30 AM

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

APPLICATION NUMBER

PLT2018-00030 LAYTON SUB. 2nd FLG

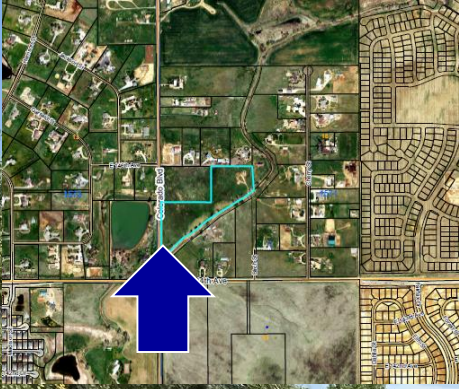


720.523.6800

adcogov.org



View to the North



Referral Comments

Property Owners and Residents within 500 feet:

Notifications Sent	Comments Received
26	2

- Responding with Concerns (with resolution):
 - Adams County Development Services, Finance and Attorney, City of Thornton, Colorado Division of Water Resources and CO Division of Wildlife
- Responding without Concerns:
 - Building, Parks, Code, Treasurer, CGS, TCHD, United Power and Xcel Energy

Planning Commission Update

A public hearing before the Planning Commission was held on September 12, 2019.

PC Recommended **Approval** of the Plat on a vote of 7-0 with 11 findings-of-fact, 1 condition, and 1 note.

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Recommendation

PLT2018-00030

Layton Subdivision Third Filing
(Minor Subdivision Plat, Waiver and SIA)

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

Note

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