



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> January 14, 2020
<b>SUBJECT:</b> Major Subdivision, Final Plat for Country Club Ranchettes, Filing No. 1
<b>FROM:</b> Jill Jennings Golich, Community and Economic Development Director
<b>AGENCY/DEPARTMENT:</b> Community & Economic Development Department
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves the Country Club Ranchettes, Filing No. 1 final plat and associated subdivision improvement agreement with 7 findings-of-fact, 1 condition, and 1 note.

### **BACKGROUND:**

PC Homes, Ltd. is requesting a major subdivision final plat to create 56 single-family residential lots, seven non-residential tracts, and associated public streets on approximately 121 acres. The site is located east of the intersection of East 162<sup>nd</sup> Avenue and Hayesmount Street. Most of the surrounding properties are designated within agricultural or residential zoned districts.

Section 2-02-17-04 of the County's Development Standards and Regulations outline the criteria for approval of a final plat. The proposed request conforms to all requirements outlined in the Development Standards and Regulations (see attached staff report). The proposed lots conform to the minimum lot size required for development in the Residential Estate (RE) zone district, as well as all associated public improvements.

Per Section 5-02-05 of the County's Development Standards and Regulations, a Subdivision Improvements Agreement (SIA) is required with approval of a final plat. The required improvements include construction of infrastructure, such as public streets, curbs, gutters, sidewalks, and storm sewers to serve development. Staff has reviewed the SIA and determined the proposed agreement complies with the County's Development Standards and Regulations (See Exhibit 3.3).

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

None

**ATTACHED DOCUMENTS:**

- BOCC staff report and packet
- Resolution approving application in case PLT2019-00005

**FISCAL IMPACT:**

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

<b>Fund:</b>
<b>Cost Center:</b>

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

	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:			
<b>Total Expenditures:</b>			

New FTEs requested: ☐ YES ☐ NO

Future Amendment Needed: ☐ YES ☐ NO

**Additional Note:**