

Lara Minor Subdivision and Rezone

PRC2020-00001

29500 E 148th Avenue

February 2nd, 2021

Board of County Commissioners Public Hearing
Community and Economic Development Department

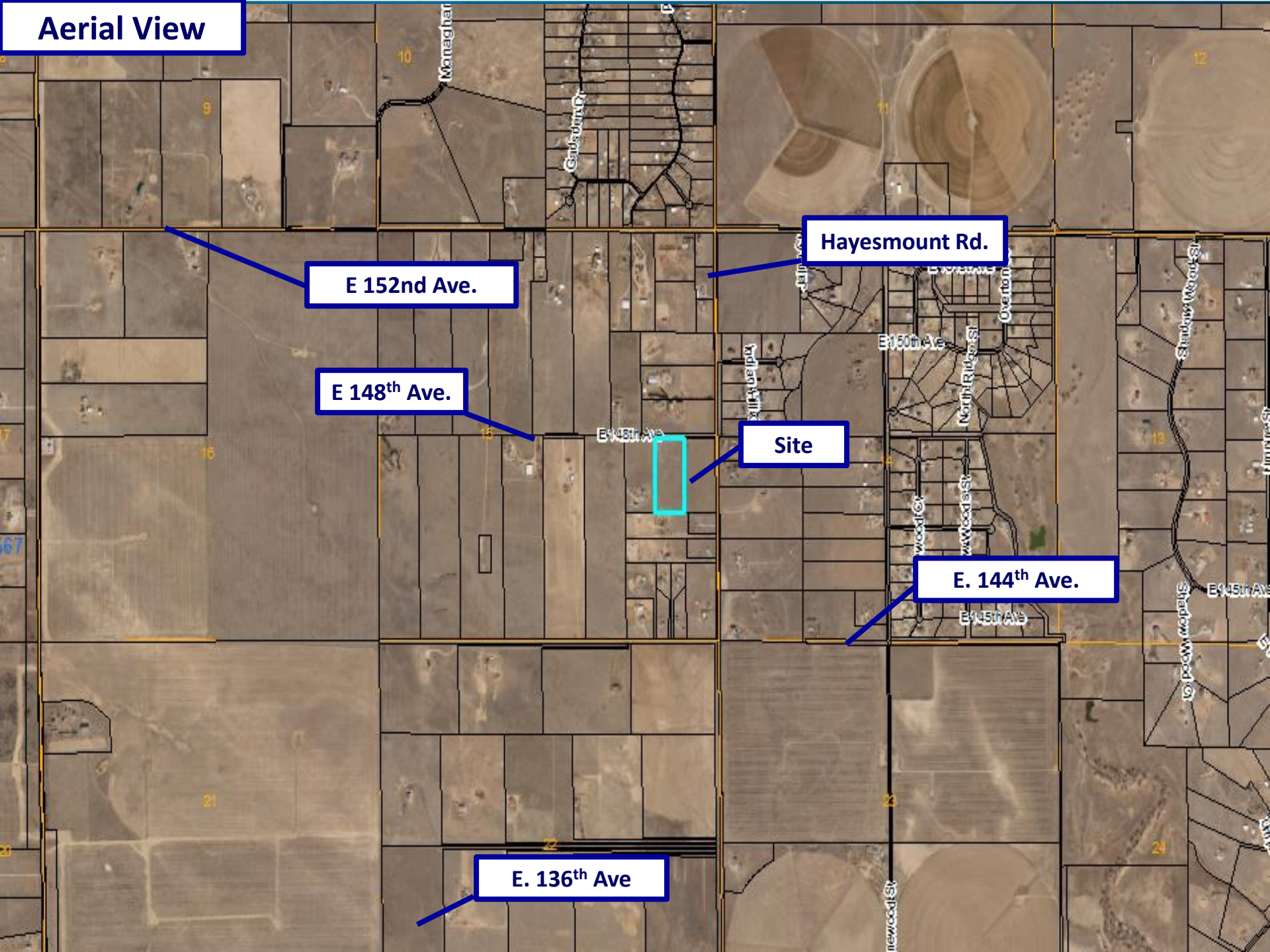
Case Manager: Maggie Barringer



Requests

1. Minor Subdivision Final Plat: To subdivide an approximately 10-acre lot into two five acre lots.
 - 10.36 acres total
2. Rezoning: Agricultural-2 to Agricultural-1

Aerial View



Aerial View

Hayesmount Rd.

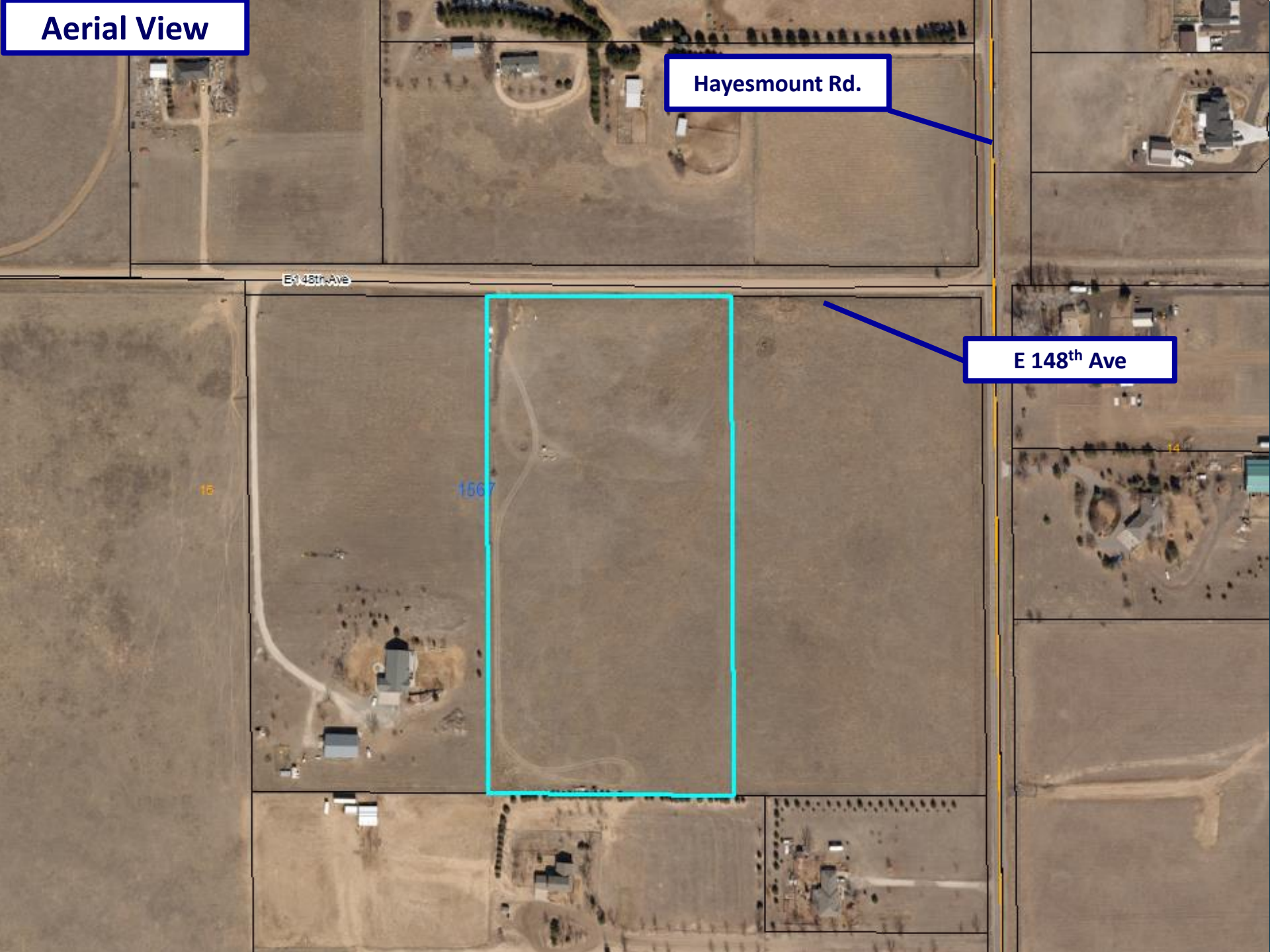
E 148th Ave

E 148th Ave

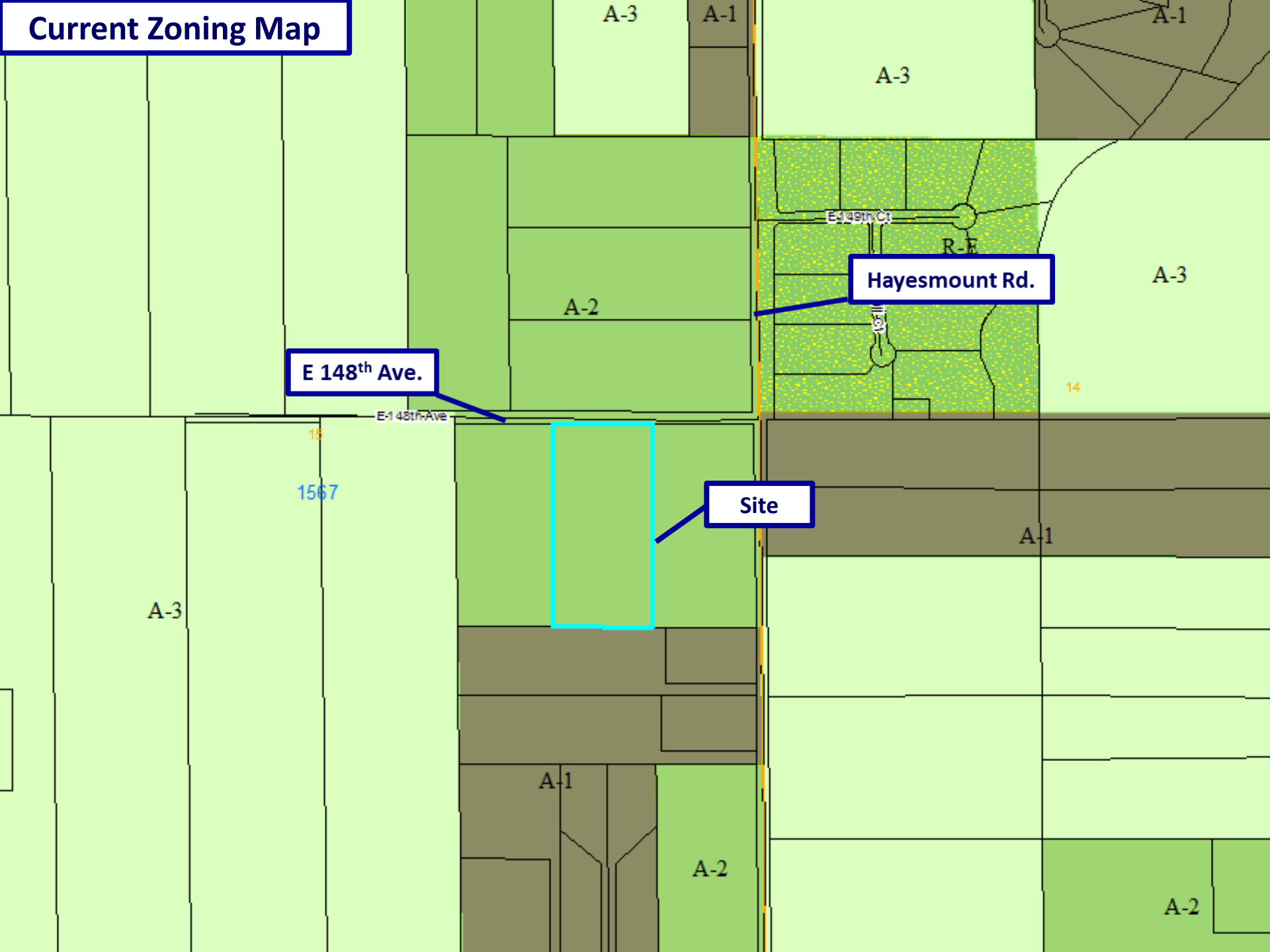
15

1567

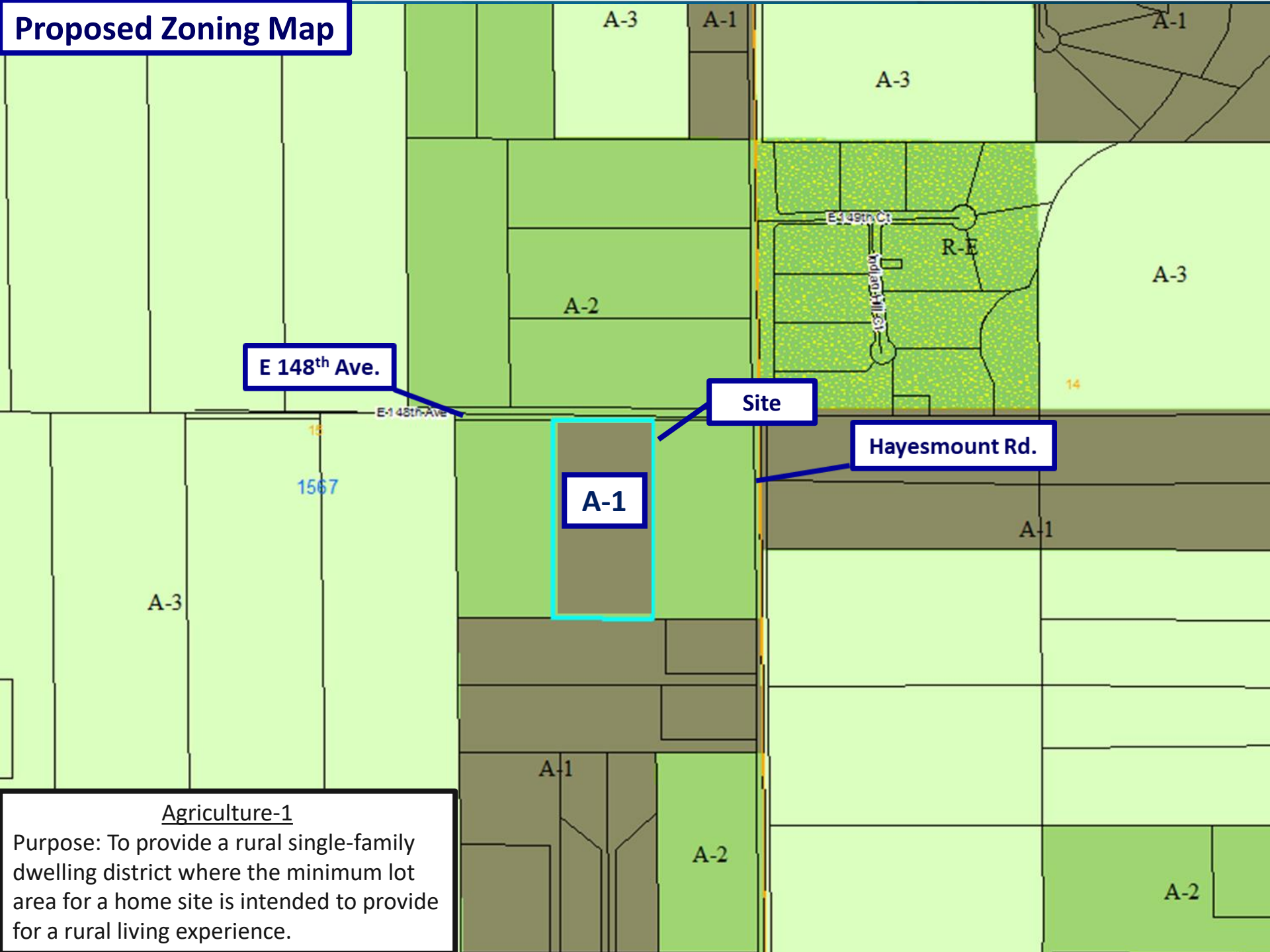
14



Current Zoning Map



Proposed Zoning Map



E 148th Ave.

Site

Hayesmount Rd.

A-1

Agriculture-1
Purpose: To provide a rural single-family dwelling district where the minimum lot area for a home site is intended to provide for a rural living experience.

Future Land Use Map

1567

E 148th Ave.

15

E 148th Ave

Hayesmount Rd.

Site

Estate Residential

Estate Residential

Areas designated for single-family housing at lower densities, typically no greater than 1 unit per acre, and compatible uses such as schools and parks. Intended to provide limited opportunities for ex-urban or rural lifestyles in the County.

Compatible Zone Districts; A-1, A-2, RE

E 151st Ave

E 150th Ave

E 146th Ave

E 145th Ave

Laurewood St

Maywood Ct

North Ridge St

Criteria for Rezoning Approval

Section 2-02-15-06-02

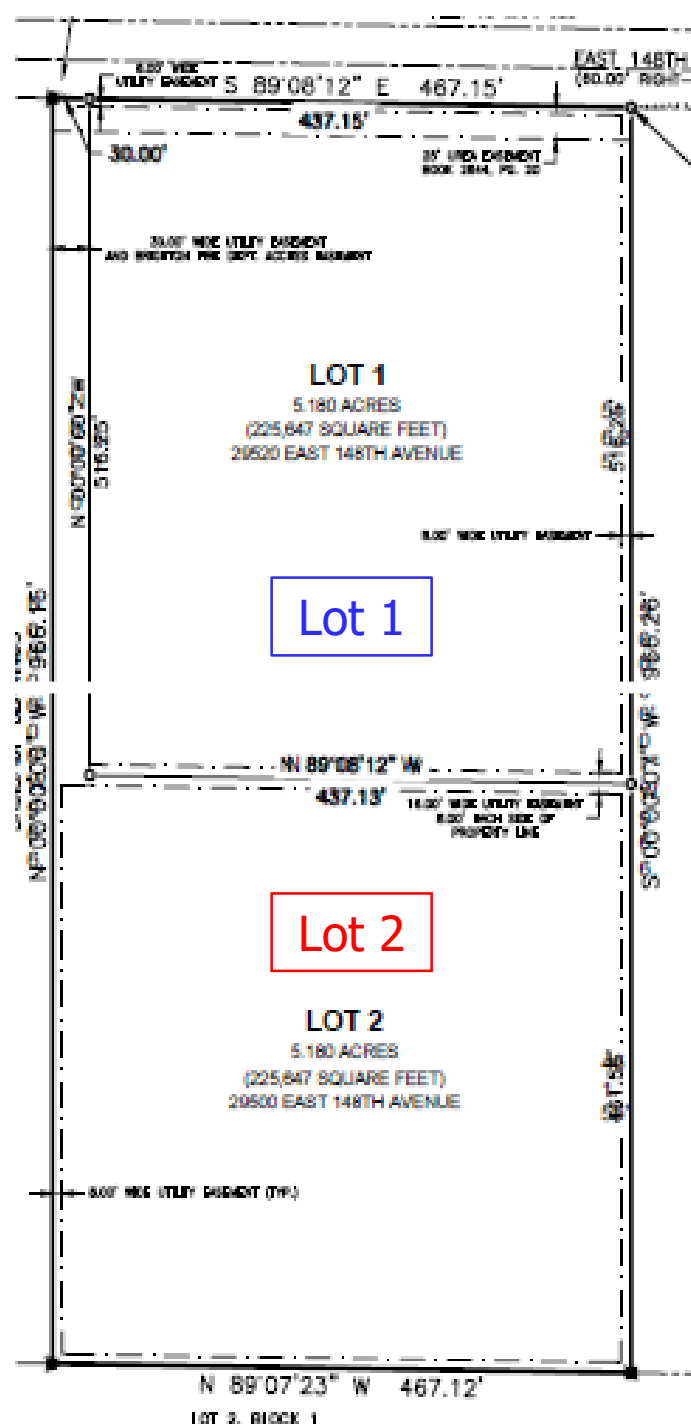
- Consistent with Comprehensive Plan
- Consistent with Purpose of Development Standards
- Complies with Development Standards
- Harmonious and Compatible to Surrounding Area

Criteria for Minor Subdivision Approval

Section 2-02-20-03-05

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

Proposed Final Plat



A-1 Zone District

Minimum lot size: 2.5 acres

Provided: 5.18 acres

Minimum lot width: 150 feet

Provided: 437 feet







Referral Comments

Notifications Sent*	# Comments Received
31	6

*Property owners and occupants within 1,000 ft.

Public Comments: Five of the public comments were in opposition of the request and one of the comments was in support. In general, the comments of concern were due to increasing the housing density, compatibility with the surrounding area and an increase in traffic.

Referral Agencies: CDWR: Sufficient Water Supply

Planning Commission Update

The Planning Commission considered this case on January 14, 2021 and voted (7-0) to recommend approval of the request. The applicant spoke at the meeting and had no concerns with the staff report or presentation. There were no members of the public that commented on this case at the Planning Commission meeting.

Staff Recommendation

(PRC2020-00001; Lara Minor Subdivision and Rezone)

Staff has determined that the following request is consistent with the criteria of approval, is consistent with the future land use designation and complies with the comprehensive plan.

Staff recommends **approval** of the proposed Minor Subdivision Final Plat and Rezoning (PRC2020-00001) with 15 findings-of-fact and 1 notes.

.

Recommended Findings-of-Fact

1. The final plat is consistent and conforms to the approved sketch plat.
2. The final plat is in conformance with the subdivision design standards.
3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
4. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.
5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.

6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.
8. The final plat is consistent with the Adams County Comprehensive Plan and any available area plan.
9. The final plat is consistent with the purposes of these standards and regulations.
10. The overall density of development within the proposed subdivision conforms to the zone district density allowances.

11. The proposed subdivision 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. The proposed subdivision has established an adequate level of compatibility by:
- a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use.
 - b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost-effective delivery of other services consistent with adopted plans, policies and regulations of the County;
 - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures.
 - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and
 - e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.

12. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
13. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
14. The Zoning Map amendment will comply with the requirements of these standards and regulations
15. 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 Note to the Applicant

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.