

Lefor 128th/Imboden

PRC2020-00011

February 9, 2021

Board of County Commissioners Public Hearing
Community and Economic Development Department

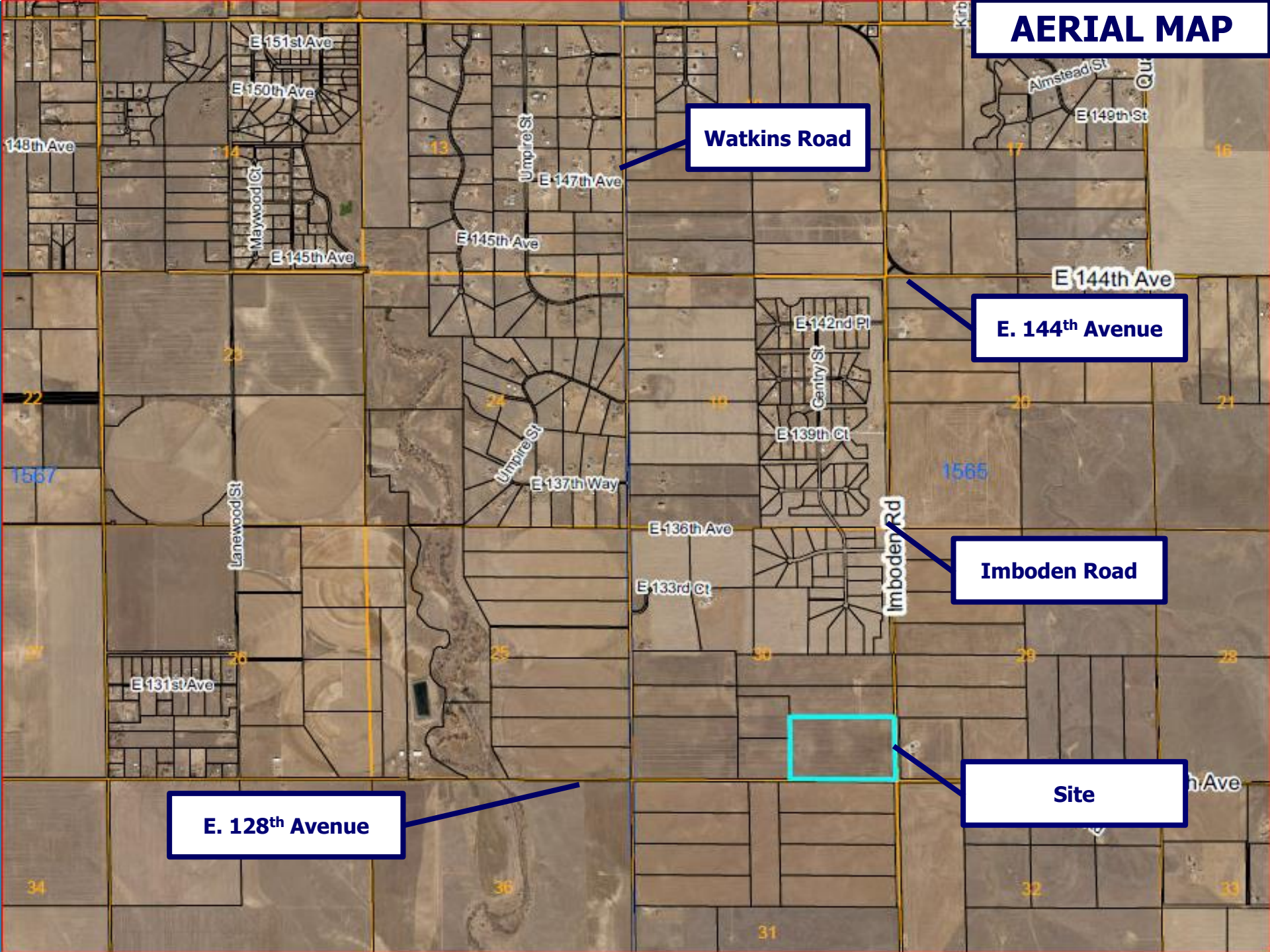
Case Manager: Layla Bajelan



Requests

1. Comprehensive Plan Amendment: Approved by the PC, requires ratification by the Bocc
 - Current Future Land Use: Agriculture
 - Proposed Future Land Use: Estate Residential
2. Rezoning
 - Current Zone District: Agriculture-3 (A-3)
 - Proposed Zone District: Agriculture-2 (A-2)

AERIAL MAP



Watkins Road

E. 144th Avenue

Imboden Road

Site

E. 128th Avenue

AERIAL MAP



Imboden Road

Site

E. 128th Avenue

E 128th Ave

Current Zoning Map

R-E

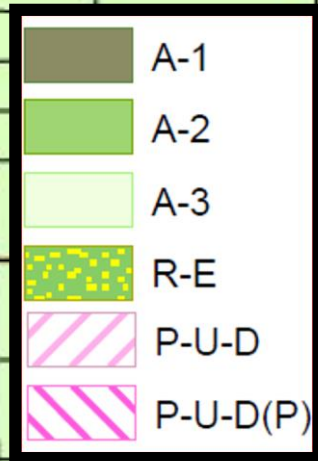
Watkins Road

E. 144th Avenue

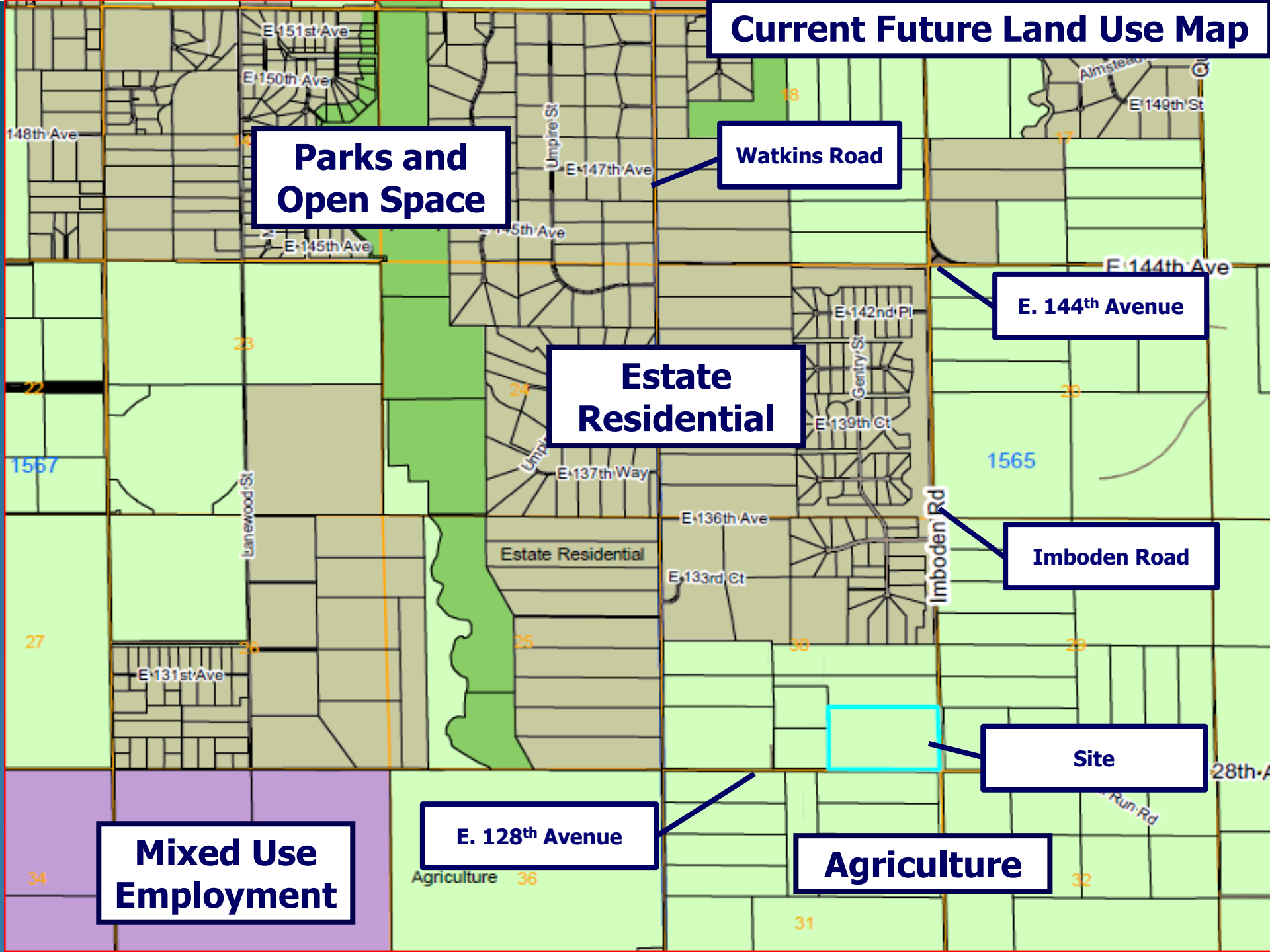
Imboden Road

E. 128th Avenue

Site



Current Future Land Use Map



Criteria for Comprehensive Plan Amendment Approval

Section 2-02-15-06-03

1. The Comprehensive Plan amendment is consistent with the goals and policies of the Adams County Comprehensive Plan:
2. The Comprehensive Plan amendment is consistent and/or compatible with the land use, transportation, and open space maps in the Adams County Comprehensive Plan.
3. The Comprehensive Plan amendment advances the health, safety, and welfare of the citizens and property owners of Adams County.

Criteria for Rezoning Approval

Section 2-02-15-06-02

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

A-2 Zone District

- Minimum Lot Size: 10-acres
- Minimum Lot Width: 425-feet
- Minimum required setbacks:
 - Front: 50 feet
 - Side: 10 feet, or 1 foot per 2 feet of height, whichever is greater
 - Rear: 20 feet

Proposed Zoning Map

R-E

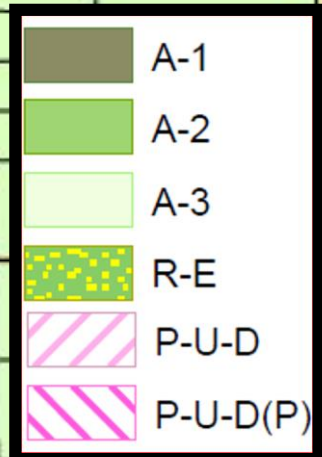
Watkins Road

E. 144th Avenue

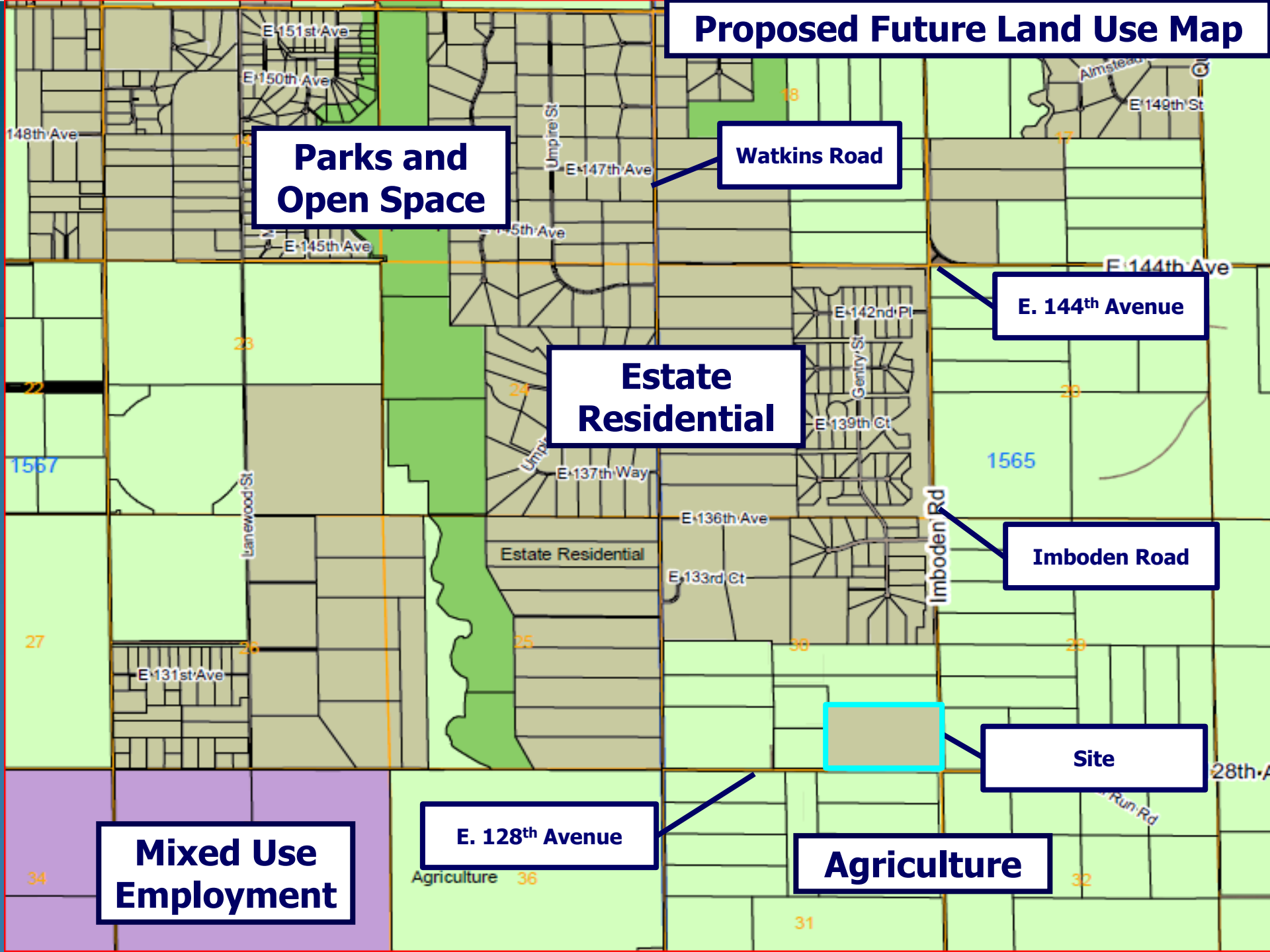
Imboden Road

E. 128th Avenue

Site



Proposed Future Land Use Map



**Parks and
Open Space**

Watkins Road

E. 144th Avenue

**Estate
Residential**

Imboden Road

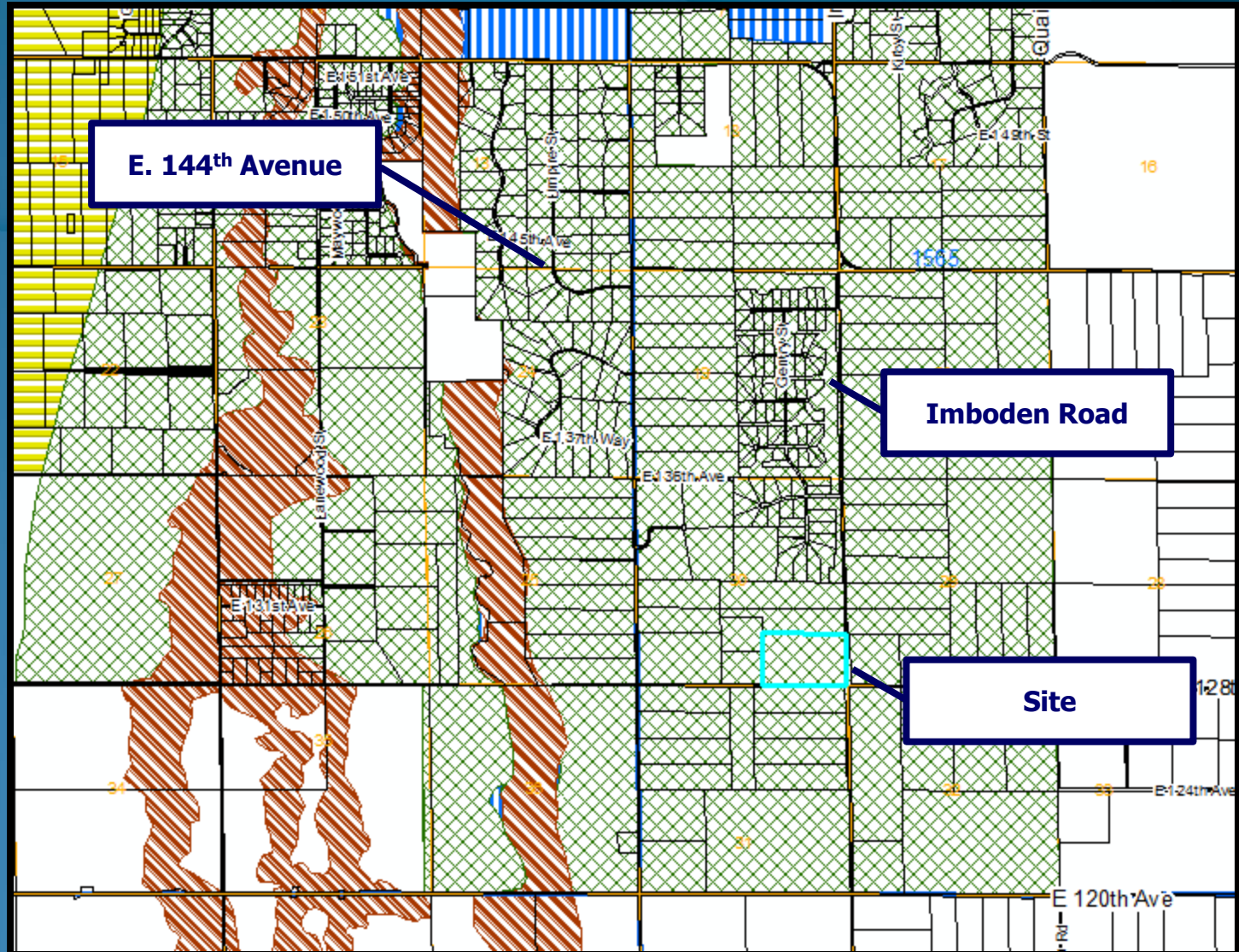
Site

**Mixed Use
Employment**

E. 128th Avenue

Agriculture

Transfer of Development Rights











Referral Comments

Notifications Sent*	# Comments Received
22	4

*Property owners and occupants within half-mile.

- Four letters of opposition
 - Perceived incompatibility with the area, cited a desire for the parcel to remain as A-3, and concern for increased traffic along the gravel portion of Imboden
- No major concerns identified by Referral Agencies
- Many Referral Agencies provided comments applicable at the time of subdivision.

PC Update

- PC Hearing- January 14, 2021
- Planning Commission voted to approve the Comprehensive Plan Amendment and recommend approval of the Rezone with 7 findings-of-fact and 2 Notes
- No major concerns identified by PC
- 3 Members of the Public spoke in opposition
 - Concerns: Additional density and compatibly

Staff Recommendation

(PRC2020-00011; Lefor 128th/Imboden Comp. Plan Amendment/Rezone)

Staff recommends **approval** of the subject requests (PRC2020-00011); rezone with 4 findings-of-fact and ratification of Planning Commission approval of the comprehensive plan amendment with 3 findings-of-fact and 2 notes to the applicant.

Recommended Findings-of-Fact

1. The Comprehensive Plan amendment is consistent with the goals and policies of the Adams County Comprehensive Plan:
2. The Comprehensive Plan amendment is consistent and/or compatible with the land use, transportation, and open space maps in the Adams County Comprehensive Plan.
3. The Comprehensive Plan amendment advances the health, safety, and welfare of the citizens and property owners of Adams County.
4. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
5. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
6. The Zoning Map amendment will comply with the requirements of these standards and regulations
7. 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

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.
2. Approval of an application for a Major Subdivision Preliminary Plat and Major Subdivision Final Plat will be required to allow for the two additional parcels to be created.