



## Memorandum

To: Board of County Commissioners  
From: J. Gregory Barnes, Planner III *JGB*  
Subject: Wolf Creek Run West, Filing 2 (PLT2021-00010)  
Date: September 28, 2021

If the Board of County Commissioners does not concur with the Staff recommendation of Approval, the following findings may be adopted as part of a decision of Denial:

### ALTERNATIVE RECOMMENDED FINDINGS FOR DENIAL

1. The preliminary plat is inconsistent with the Adams County Comprehensive Plan and any available area plan.
2. The preliminary plat is inconsistent with the purposes of these standards and regulations.
3. The preliminary plat is not in conformance with the subdivision design standards and any approved sketch plan.
4. The applicant has not 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.
5. The applicant has not provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.
6. The applicant has not 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 not compatible with such conditions.
7. The applicant has not provided evidence that adequate drainage improvements comply with these standards and regulations.
8. The overall density of development within the proposed subdivision does not conform to the zone district density allowances.
9. The proposed subdivision is incompatible with the surrounding area, inharmonious with the character of the neighborhood, detrimental to the immediate area, detrimental to the future development of the area, and detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has not 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.