


# Wolf Creek Run West, Filing 2 Preliminary Plat

PLT2021-00010

Northwest of E. 26<sup>th</sup> Avenue & Piggott Road

September 28, 2021

Board of County Commissioners Public Hearing  
Community and Economic Development Department  
Case Manager: Greg Barnes



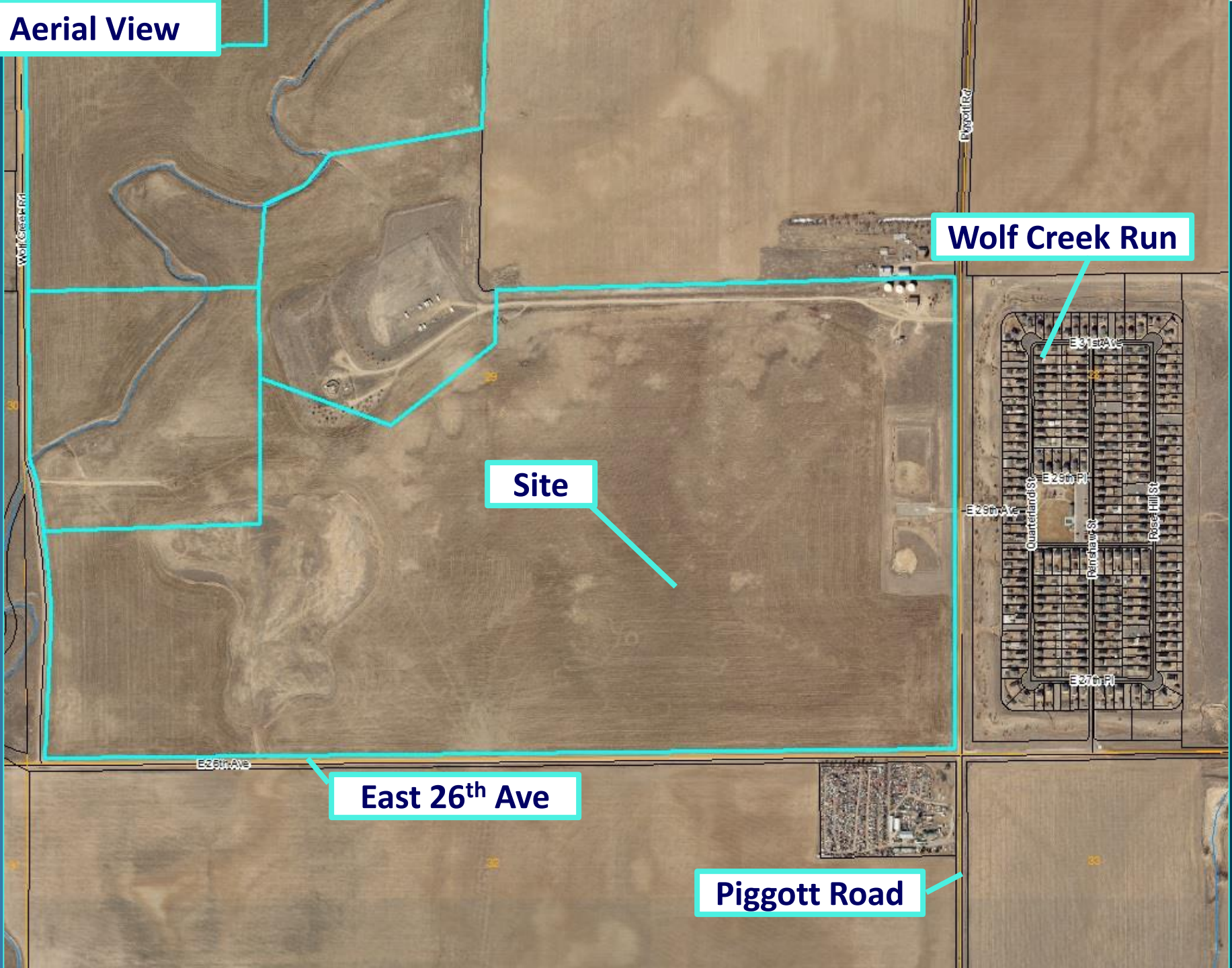
# Request

- Preliminary Plat (major subdivision)
  - 287 residential lots
  - 28 non-residential tracts
  - Public streets
  - 180 acres

# Background

- Wolf Creek Run West Planned Unit Development
  - Approved in October 2020
  - Zoning allows for proposed density

# Aerial View



**Wolf Creek Run**

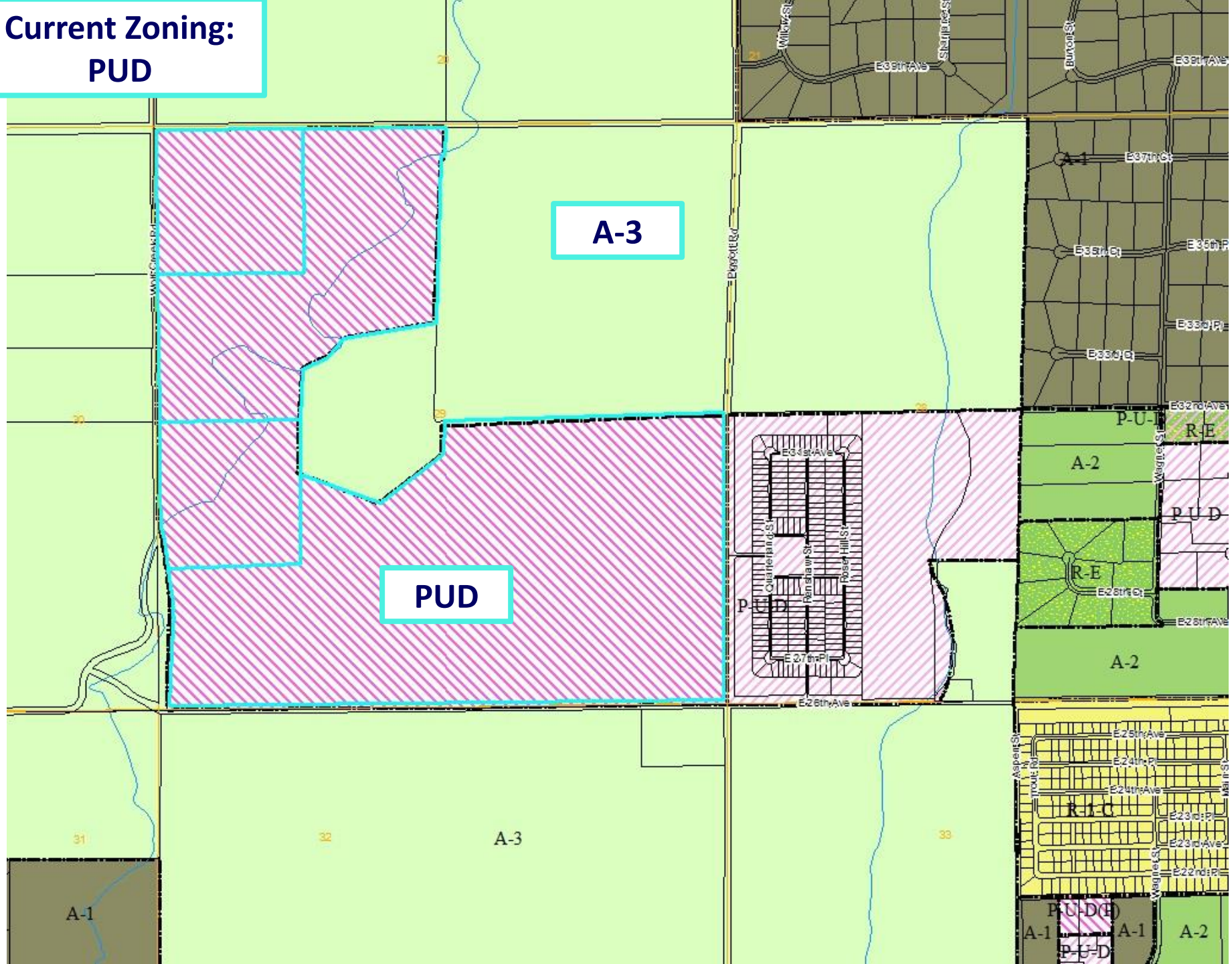
**Site**

**East 26<sup>th</sup> Ave**

**Piggott Road**



**Current Zoning:**  
**PUD**



# Future Land Use:

## Urban Residential

## Strasburg Plan:

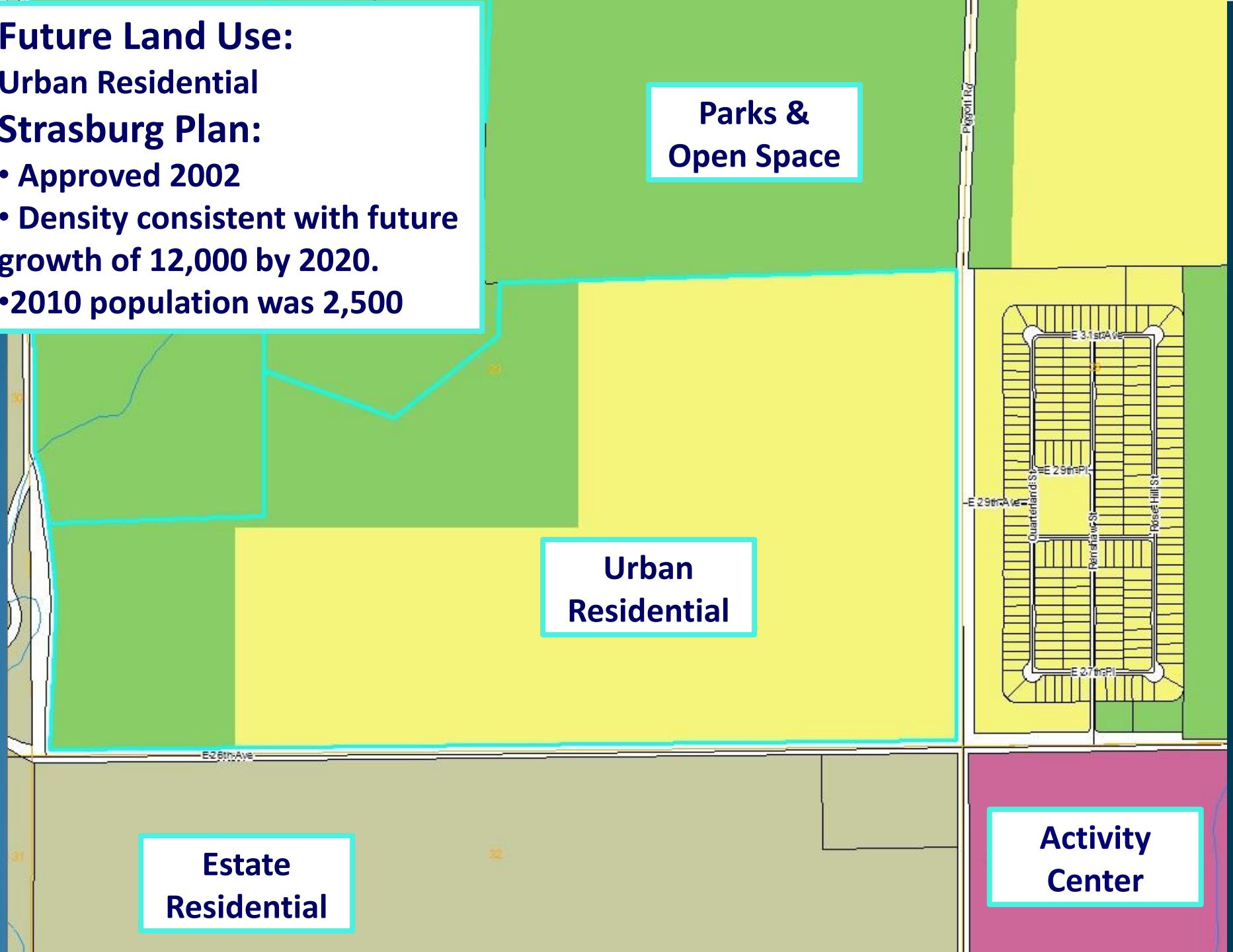
- Approved 2002
- Density consistent with future growth of 12,000 by 2020.
- 2010 population was 2,500

**Parks &  
Open Space**

**Urban  
Residential**

**Estate  
Residential**

**Activity  
Center**



# Criteria for Major Subdivision Preliminary Plat Approval

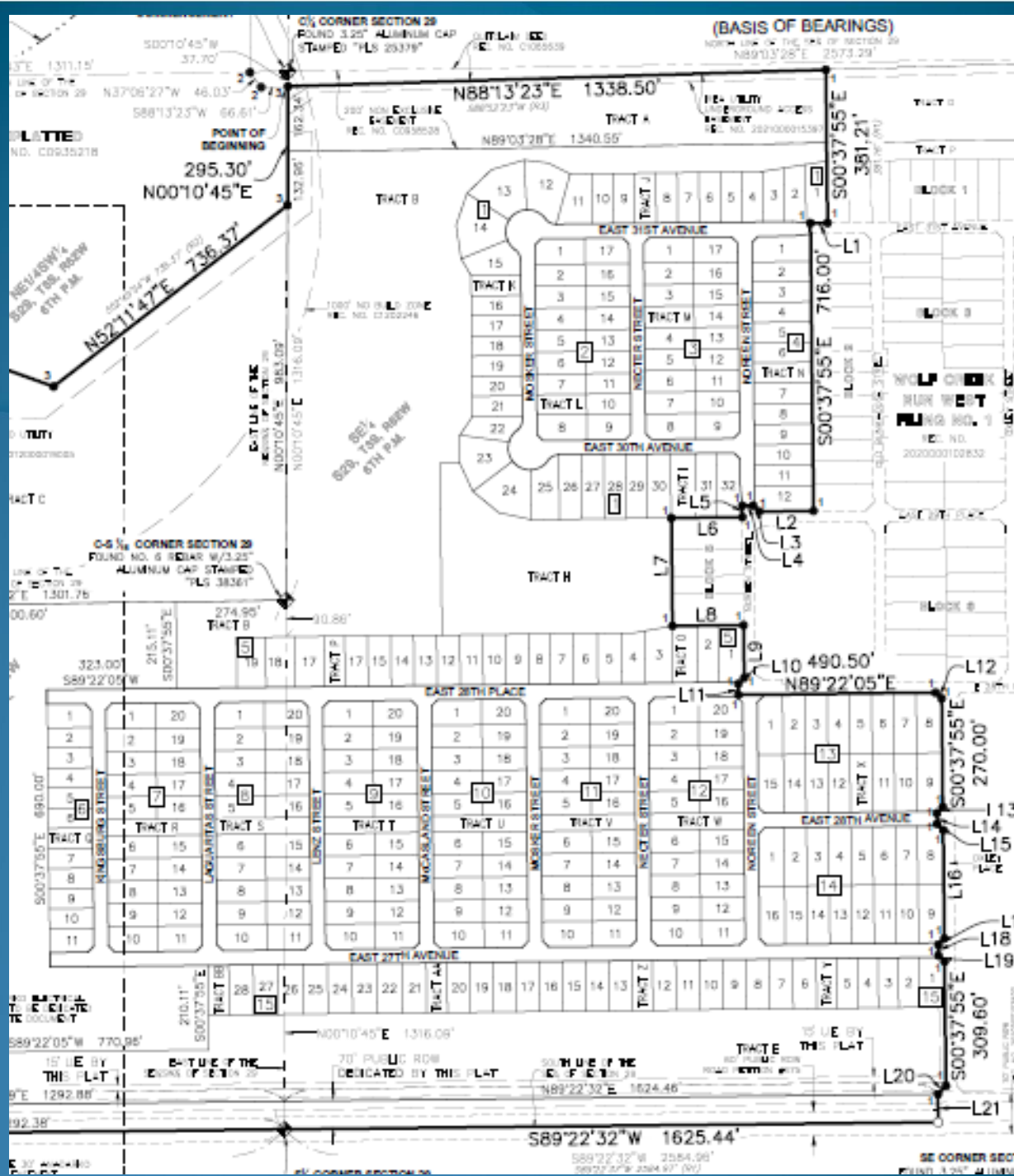
Section 2-02-19-03-05

1. Consistent with Comprehensive Plan
2. Consistent with Development Standards
3. Conforms to Subdivision Design Standards
4. Sufficient Water Supply
5. Established Sewage Disposal
6. Identified Soil & Topographical Issues
7. Adequate Drainage Improvements
8. Conforms to Density Standards
9. Compatible & Harmonious to Surrounding Area



# Proposed Final Plat

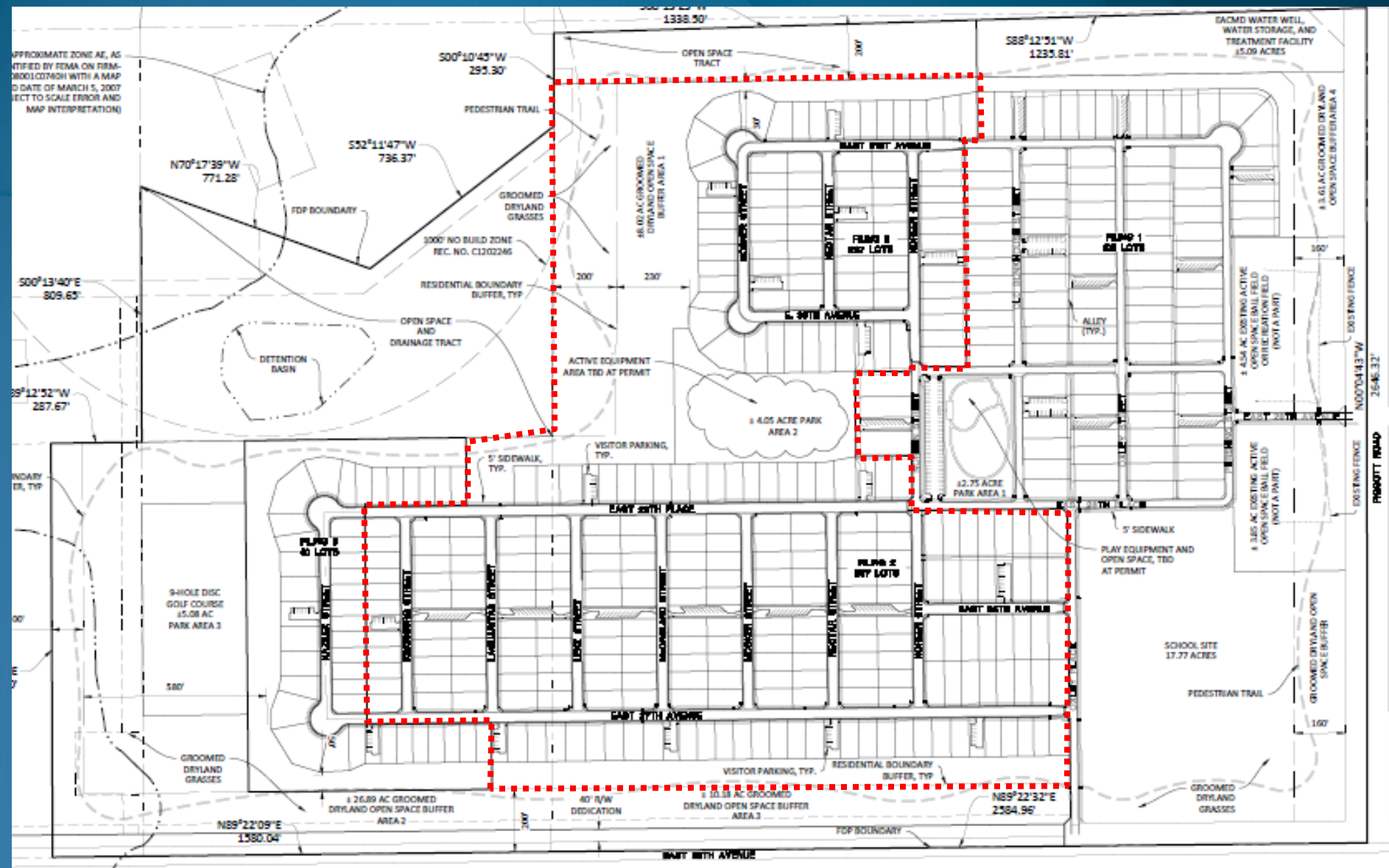
## 287 single-family residential lots





## Approved Development Plan

- 429 single-family residential lots



# Analysis

- Conformance to Subdivision Design Standards
- Water & Sewer:
  - Provided by Eastern Adams County Metropolitan District
- Electric Service:
  - Provided by IREA









Highway 55  
Piggott  
550000















# Referral Period

Notices Sent*	Comments Received
259	2

\*1,320 Feet Referral Distance\*

Public comments:

Public Safety  
Increased Traffic  
Increased Density  
Water Availability  
Infrastructure and Services

Referral Agents:

Adams County Sheriff  
Colorado Geologic Survey  
Colorado Parks & Wildlife



# Staff Recommendation

(PLT2021-00010 – Wolf Creek Run West, Filing 2 Preliminary Plat)

- Consistent with Comprehensive Plan
- Compatible with surrounding area
- Water, Sewage, & Electric Services Provided

**Approval** of the preliminary plat with 9 findings-of-fact, 2 conditions, and 5 notes

# Planning Commission Update

- Public Hearing on September 9, 2021
- No public testimony
- Concern regarding right-of-way width
- **Recommended Approval (7-0)** of the preliminary plat with:
  - 9 findings-of-fact,
  - 2 conditions, and
  - 5 notes

# Recommended Conditions

1. The active recreation (park) improvements, including trail access to the disc golf course from Filing No. 1, shall be installed prior to the issuance of the first certificate of occupancy in Wolf Creek Run Filing No. 2, with the only exception being the perimeter trails of Wolf Creek Run West, which will be installed before the issuance of the last certificate of occupancy within each adjacent subdivision filing.
2. Applicant shall adhere to the Colorado Division of Parks & Wildlife's Recommended Survey & Protocol Actions to Protect Nesting Burrowing Owls.

# 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. All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.
3. With any application for final plat submitted to the Adams County Community & Economic Development Department, the applicant shall provide: a final drainage analysis and report for review and approval with any application for a final plat, and a final traffic impact study for review and approval with any application for a final plat.
4. A Subdivision Improvements Agreement and collateral shall be submitted prior to scheduling any public hearing for a final plat application.
5. A public land dedication fee for parks and schools shall be paid to Adams County submitted prior to scheduling any public hearing for a final plat application. This fee shall be determined by the fee structure specified in Section 5-05 of the Adams County Development Standards and Regulations.