



Board Summary Report

File #: 23-651

Agenda Date: 11/14/2023

Agenda #: 7.a.

To: Board of County Commissioners

Through: Bryan Weimer, Director, Public Works and Development

Prepared By:
Kat Hammer, Senior Planner, Public Works and Development

Presenter: Kat Hammer, Senior Planner, Public Works and Development

Subject:
PM22-004 Skylark Subdivision Filing No. 1 (District 3)

Purpose and Request:

The applicant is seeking approval to create four lots from two existing parcels through the County's subdivision process for single-family residences.

Background and Discussion:

The subject property is located southwest of the intersection of East Yale Avenue and South Strasburg Road and is in Commissioner District No. 3. The northern parcel (1983-00-0-00-378) is approximately 36 acres, and the southern parcel (1983-00-0-00-477) is approximately 41 acres and neither parcel was platted through a County review process. Each of the four proposed lots will be at least 19 acres. The minimum lot size in the A-1 zoning district is 19 acres and the minimum lot width is 330 feet. Proposed Lot 4 will be accessed from E Lloyd Rd and access to proposed Lots 1, 2, and 3 will be through access easements from County Road 157 (Strasburg Road).

The Planning Commission voted 7-0 recommending approval of this application at the October 17, 2023, scheduled public hearing. Attached please find a copy of the Planning Commission staff report. Two members of the public spoke during the public hearing and expressed concerns regarding additional, smaller lot development, available water, increased traffic, existing road conditions, and increased crime. The parcels in this area are zoned A-1 or A-E. These zone districts have a minimum lot size of 19 acres and 35 acres,

respectively. A rezoning application would need to be approved prior to any subdivision proposing lots smaller than 19 acres, which would not be supported by the Comprehensive Plan. The State Water Engineer provided the attached letter dated October 13, 2023, indicating that the water supply is adequate and can be provided without causing injury based on their determination. During the review process, staff did not have comments regarding increased traffic, existing road conditions, and increased crime as it relates to three additional lots for single-family homes in an agricultural district.

Fiscal Impact: No fiscal impacts are expected at this time.

Alternatives: The Board of County Commissioners has the following alternatives:

1. Approve the proposed Minor Subdivision with the revised Conditions of Approval as recommended by staff or with changes.
2. Continue to a date certain for more information.
3. Deny the Minor Subdivision.

Alignment with Strategic Plan:

- Be fiscally sustainable
- Provide essential and mandated service
- Be community focused

Staff Recommendation:

Staff and the Planning Commission reviewed the plans, supporting documentation, and referral comments in response to this application. Based on the review of applicable policies and goals as set forth in the Comprehensive Plan, the development regulations, and analysis of referral comments, all of which is set forth in greater detail in the attached Staff Report for the Planning Commission hearing, our findings include:

1. The proposed Minor Subdivision generally conforms with the Arapahoe County Comprehensive Plan.
2. The proposed Minor Subdivision complies with the Approval Standards contained in Section 5-6.3 enumerated in the Arapahoe County Land Development Code.

3. The proposed Minor Subdivision complies with the requirements for a Minor Subdivision contained in Section 5-6.6 enumerated in the Arapahoe County Land Development Code.

Concurrence: Public Works and Development staff and the Planning Commission recommend approval of this case.

Suggestion Motion(s): Attached.

Resolution: Attached.