



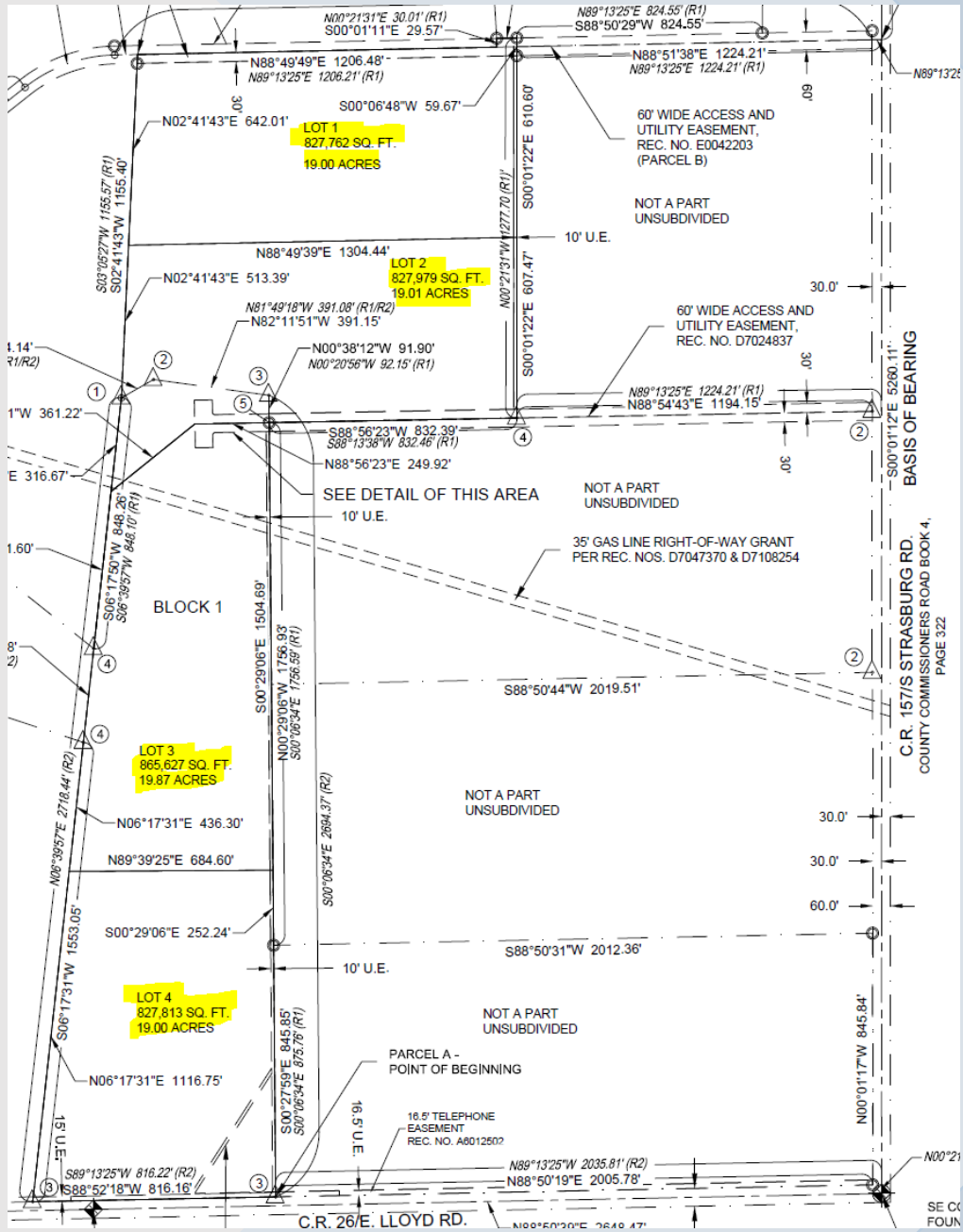
ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

**CASE NO. PM22-004
SKYLARK SUBDIVISION
MINOR SUBDIVISION**

Public Hearing

**November 14, 2023
Presenter: Kat Hammer**



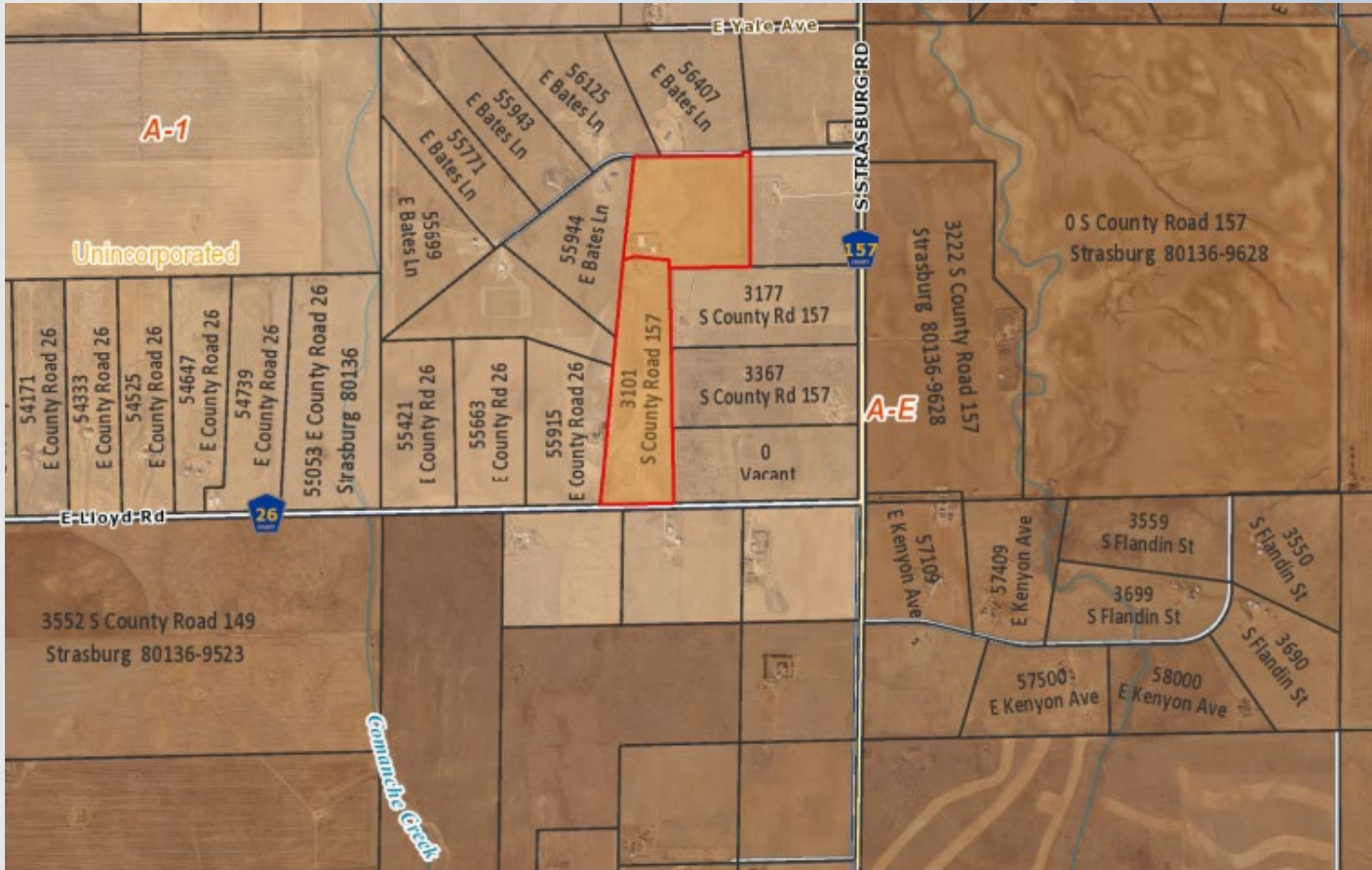


Applicant: Frank Linnebur
Property Owner: Amber Lynn Craig

Requesting approval of a minor subdivision to create 4 Lots from 2 existing parcels

C.R. 157/S STRASBURG RD.
COUNTY COMMISSIONERS ROAD BOOK 4,
PAGE 322

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Site Information:

3101 S County Rd 157 & the property to the north

Unplatted (35+ acres)

Zoned A-1

Min. lot size 19 acres

Proposed access from CR 26 (Lloyd Rd) & easements connecting to Strasburg Rd

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES

- North: Unplatted, A-1, single-family residential
- South: Unplatted, A-1, single-family residential
- East: Unplatted, A-1, single-family residential
- West: Unplatted, A-1, single-family residential

Comprehensive Plan



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Designated as Rural Area -Tier 3

“some large-lot residential development” but the primary activities are agricultural

The proposed subdivision complies with the following goals and policies of the Comprehensive Plan:

GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development

Policy PFS 4.3 - Require Adequate Wastewater Treatment

GOAL PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection Utilities in Existing and New Development

GOAL PFS 9 – Ensure that the Educational Needs of Existing and New Developments Are Met



Land Development Code



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Section 5-6.6 indicates a Minor Subdivision is any subdivision that:

Creates no more than four parcels

Does not require the extension of municipal/public facilities or the creation of significant public improvements

Fronts an existing street and does not involve any new streets

Does not adversely affect the remainder of the parcel or adjoining property

Is not in conflict with any provision of the Comprehensive Plan, Zoning

Resolution or the LDC regulations



Referral Comments



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Staff is recommending two conditions of approval to address referral agency comments and concerns, specifically:

1. The applicant will comply with the Colorado Ground Water Commission Findings and Orders, Determination No. 4535-BD
2. Prior to recording the final mylar, the applicant shall pay a total cash-in-lieu fee of \$6,800.59. This cash-in-lieu fee shall be distributed as follows:
 - Strasburg School District: \$4,858.09;
 - Public Parks: \$1,864.80;
 - Other Public Purposes: \$77.70.



Public Comment



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Staff was contacted by two citizens regarding this proposal. Below are a list of concerns:

Water

Access/Fire Department

HOA/Maintenance

Powerline location

Setback requirements



Planning Commission



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Two members of the public spoke during the October 17th public hearing and expressed concerns regarding

Additional, smaller lot development

Available water

Increased traffic

Existing road conditions

Increased crime

The parcels in this area are zoned A-1 or A-E and have a minimum lot size of 19 acres and 35 acres, respectively. A rezoning application would need to be approved before any subdivision proposing lots smaller than 19 acres, which would not be supported by the Comprehensive Plan.

The State Water Engineer provided a 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.



Staff Findings



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1. The proposed Minor Subdivision generally complies 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.



Recommendation



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Staff and the Planning Commission are recommending approval of this application with three conditions of approval:

1. Prior to signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
2. The applicant shall comply with the Colorado Ground Water Commission Findings and Orders, Determination No. 4535-BD
3. Prior to recording the final mylar, the applicant shall pay a total cash-in-lieu fee of \$6,800.59. This cash-in-lieu fee shall be distributed as follows: Strasburg School District: \$4,858.09; Public Parks: \$1,864.80; and Other Public Purposes: \$77.70.





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