



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

CASE NO. PM22-001 BRYAN SUBDIVISION MINOR SUBDIVISION

Public Hearing

**November 22, 2022
Planner: Kat Hammer
Engineer: Sarah White**



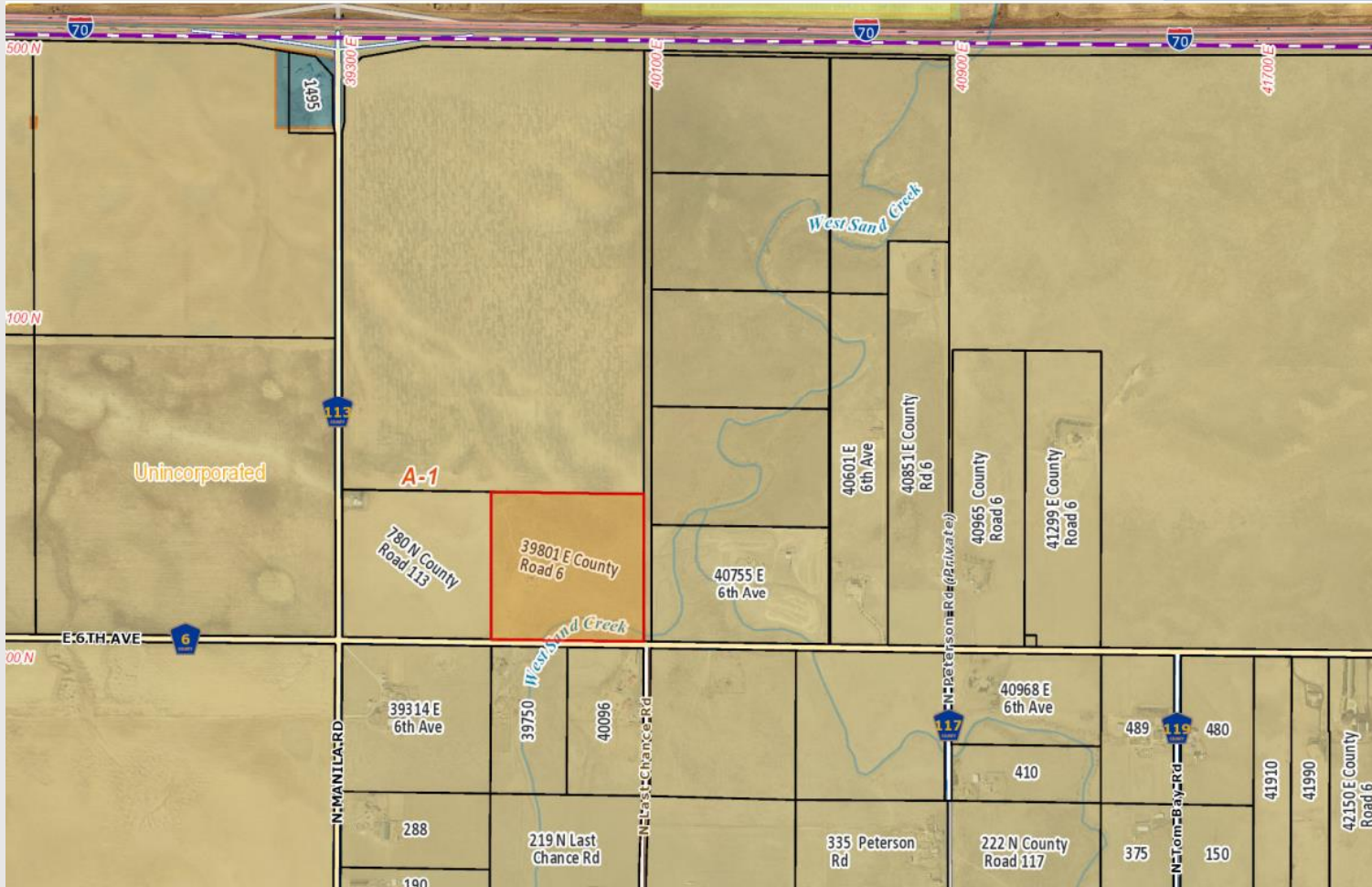
Applicant & Owner: Gary Bryan

Acreage: 40 acres

Zoning: A-1

Request: Approval of a minor subdivision to create one additional lot for a single family residence.

The Planning Commission voted 7-0 recommending approval of this application at the October 18, 2022 meeting.



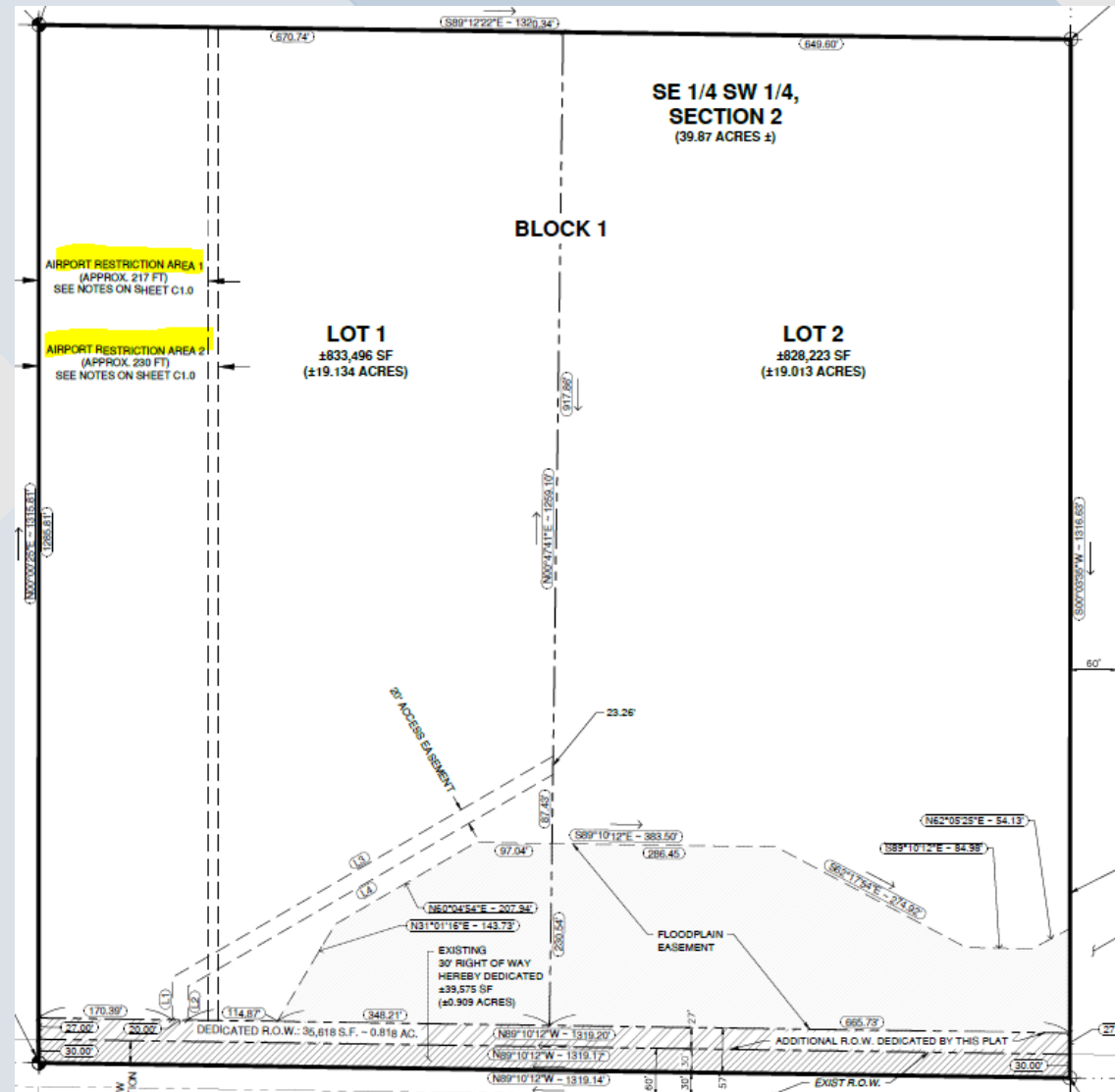
The adjacent property is Unplatted, zoned A-1 and is used for residential and agricultural purposes.



Front Range Airport
Located with 55 ldn &
a portion of proposed
Lot 1 is included in
the Restriction Area
#1 and #2

The existing
residence, located on
the proposed Lot 1, is
located outside of
Restricted Area #2

Proposed Lot 2 is not
located within a
restriction area.



Comprehensive Plan

GOAL RA GM 1 – Preserve the Rural Character of the Rural Area

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

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

GOAL PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable and Internet Utilities in Existing and New Development

Policy PFS 4.3 - Require Adequate Wastewater Treatment

Policy PFS 2.1 – Require Adequate Water Availability for Proposed Development

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

Designated as **Rural Development Tier 1** in the Comprehensive Plan

Tier 1 is envisioned as a combination of new urban development with the preservation of small to medium sized rural residential lots and agricultural parcels.

Land Development Code



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Section 5-6.6 of the Land Development Code states 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 as determined by the PWD Department;

Fronts an existing street and does not involve any new streets;

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



Land Development Code



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Chapter 5, Section 5-6.3 of the Land Development Code provides the review and approval criteria for Final Plats and Minor Subdivisions. A Minor Subdivision may be approved upon the finding by the Board that the application meets six criteria:

1. Provisions for sufficient water supply
2. Provisions for sewage disposal
3. No soil or topographical conditions presenting hazards or requiring special precautions
4. Compliance with applicable zoning regulations
5. Compliance with the Mineral Resource Areas regulations
6. Evidence that the school district can adequately serve the student population expected



Referral Comments



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Comments received during the referral process are summarized in the chart attached this report. Staff is recommending one condition of approval requiring the applicant pay cash-in-lieu for schools, public parks and other public purposes.

Bennett School District: \$1,850.70

Public Parks: \$710.40

Other Public Purposes: \$29.60

Total cash-in-lieu: \$2,590.70



Neighborhood Outreach & Public Comment



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Neighborhood outreach was not required for this application.
Staff did not receive any comments from the public.



Staff Findings



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1. The proposed PM21-001, Bryan Subdivision Minor Subdivision generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed PM21-001, Bryan Subdivision Minor Subdivision meets the Arapahoe County Subdivision regulations and procedures, including those stated in Chapter 5, Section 5-6.6 of the Land Development Code.
3. The proposed PM21-001, Bryan Subdivision Minor Subdivision is consistent with development standards enumerated in the Arapahoe County Land Development Code.



Recommendation



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Staff and the Planning Commission recommends approval of Case No. PM21-001, Bryan Subdivision Minor Subdivision subject to the following conditions of approval:

1. Prior to signature of the final copy of these plans the applicant must address Public Works and Development Staff comments and concerns.
2. Prior to recording of the approved mylar, the applicant shall pay a total amount of cash-in-lieu of \$2,590.70. The applicant shall pay \$1,850.70 for public schools, \$710.40 for public parks and \$29.60 for other public purposes.

