



Legislation Text

File #: 22-445, **Version:** 1

To: Board of County Commissioners

Through: Bryan Weimer, Director, Public Works and Development

Prepared By:

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Presenter: Molly Orkild-Larson, Principal Planner, Public Works and Development

Subject:

PM22-001, Tiedeman Minor Subdivision

Purpose and Request:

The applicant is seeking approval to create three lots from Parcels 6 and 7 of the Watkins Ranch subdivision. The proposed lots will range in size from 20 to 25 acres.

Background and Discussion: The Watkins Ranch Land Survey Plat consists of 16 parcels and was deposited with the Arapahoe County Clerk and Recorder in 2003. All parcels within this development are a minimum of 35 acres in size and therefore required no formal platting process (Senate Bill 35). The area is zoned A-1 Agricultural, which requires a 19-acre minimum lot area. All lots meet the required lot area. The Planning Commission recommended approval of this application 5-2 on August 2, 2022. One member of the public commented on the application with concerns of another house being added to the subdivision and its' use of the ground water.

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

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

1. Approve the proposed Minor Subdivision with 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 visited the site and 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 Staff Report for the Planning Commission hearing, our findings include:

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 Intent Requirements contained in Section 5-6.6 enumerated in the Arapahoe County Land Development Code.

Concurrence: Arapahoe County staff recommend approval of this case.

Suggestion Motion(s): See attached.

Resolution: See attached.