Request for Comments

Case Name: JRJK Dream Acres Major Subdivision-Final Plat
Case Number: PLT2020-00018

June 10, 2020

The Adams County Planning Commission is requesting comments on the following application: **Major Subdivision- Final Plat to create three lots from three existing parcels.** This request is located at 13830 Franklin St. The Assessor’s Parcel Numbers are: 0157323000010, 0157323002018, 0157323002019.

Applicant Information: James and Kathleena Hill
13830 Franklin St
Brighton, CO 80602

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 06/25/2020 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to LBajelan@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Layla Bajelan, Long Range Planner II
Case Manager
DEVELOPMENT APPLICATION FORM

Application Type:

- Conceptual Review
- Preliminary Review
- Final PUD
- Rezone
- Special Use
- Other: ____________

PROJECT NAME: JRSK Dream Acres

APPLICANT

Name(s): Jay Hill
Phone #: 720-301-0547
Address: 13830 Franklin St
City, State, Zip: Brighton CO 80602
2nd Phone #: 303-807-5390
Email: jayhill@hotmail.com

OWNER

Name(s): Mountain View at Welby Farms LLC
Phone #: 720-301-0547
Address: 13830 Franklin St
City, State, Zip: Brighton CO 80602
2nd Phone #: 303-807-5390
Email: jayhill@hotmail.com

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Bayer Associates
Phone #: 303-452-4433
Address: 12170 Tejon St unit 700
City, State, Zip: Westminster CO 80234
2nd Phone #: — Email: mwbsurveying@hotmail.com
DESCRIPTION OF SITE

Address: Approx. 140th and Franklin St

City, State, Zip: Brighton CO 80602

Area (acres or square feet): 35 acres

Tax Assessor Parcel Number: 0157323000013

Existing Zoning: A-3

Existing Land Use: Agriculture

Proposed Land Use: Ag and Residential

Have you attended a Conceptual Review? YES ☑ NO

If Yes, please list PRE#: PRE 2018-00020

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: MountainVelvet Welday Farms LLC  Date: 2-28-2020

Owner's Printed Name

Name:  

Owner's Signature
SUBDIVISION-MAJOR / FINAL

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 3) included in this packet for more information on each submittal item.

All submittals shall include one (1) hard copy of all documents and one (1) electronic copy with all documents combined in a single PDF. For hard copies, each document shall be labeled or tabbed with the corresponding checklist number.

☐ 1. Development Application Form (pg. 5)
☐ 2. Application Fees (pg. 2) Letter of request to waive fees
☐ 3. Written Explanation of the Project
☐ 4. Site Plan Showing Proposed Development
☐ 5. Copy of Plat prepared by Registered Land Surveyor (pg. 7)
☐ 6. Subdivision Improvement Agreement (SIA) (Not applicable)
☐ 7. School Impact Analysis (contact applicable District) Adams 12 Five Star
☐ 8. Fire Protection Report (contact applicable District) North Metro Five District
☐ 9. Proof of Ownership
☐ 10. Proof of Water and Sewer Services
☐ 11. Proof of Utilities
☐ 12. Legal Description
☐ 13. Statement of Taxes Paid
☐ 14. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 12)
☐ 15. Certificate of Surface Development (pg. 13)
☐ 16. Subdivision Engineering Review application (2 hard copies) (Not applicable)
DEVELOPMENT APPLICATION
13830 FRANKLIN STREET (35 ACRE TRACT)
BRIGHTON COLORADO

The 35 acre Tract of land is located in the Wadley Farms Subdivision in Adams County. The property is vacant land except for an oil/gas facility at the northeast corner. That operation is located on a 400’ X 600’ surface easement. The 35 acres is zoned A-3 Agricultural and has direct access to Franklin Street.

James J. Hill and Kathleen Hill purchased the 35 acres in order to add land to their Lot 2 in the Benninati Subdivision. Neighbors Terry and Rhonda Nelson agreed to purchase some of the land to add to their Lot 1 in the Benninati Subdivision. The Hills decided to add a 5 acre site for home that could have been built on the 35 acres. This plan divides the 35 acre into 3 lots.

Conceptual Review Application

The Applicant filed a Conceptual Review Application that was reviewed by the Development Review Team. Following the Conceptual Review Meeting, the Review Team provided written comments to the Applicant dated 5/1/2018. Comments were reviewed by the Applicant and his Consultants as to County Regulations and design criteria.

As part of the Conceptual Review, the Applicant is required to hold a Neighborhood Meeting. This meeting was held on August 3, 2018 from 6:30 to 7:00 on the Franklin Street property. The Applicant mailed out letters to 106 property owners and associated organizations. This list was provided by the County. Eleven neighbors attended the meeting including Jay and Kathy Hill and Rhonda Nelson. There was one person that requested information via email from the consultants and a neighbor that contacted the Hills after the meeting. A detailed account of Neighborhood Meeting is attached to this Application.

Zoning

The A-3 Zoning District has a minimum lot size of 35 acres. Under that zoning restriction the Hills are not able to divide the property as shown on the Preliminary Plat. Since the surrounding Wadley Farms Subdivision is zoned A-1, the rezoning of the 35 acre Tract to A-1 would be the best zone to implement the Preliminary plat.

The County Future Land Use Plan shows the 35 acres in the same Estate Residential classification as Wadley Farms. A review of the surrounding land use supports this zoning request from A-3 to A-1. The Wadley Farms Subdivision was developed as an Estate Residential area under the A-1 zoning district with a minimum lot size of 2.5 acres. The Preliminary Plat with 3 lots is a much lower density than Wadley Farms, so will have little or no impact on the adjoining Wadley Farms neighborhood.

Preliminary Plat.

The zoning change to A-1 will allow the division of the property into 3 lots. The Preliminary Plat maintains the same density that’s available under the existing zoning. The difference is that you have two expanded lots and one 5 acre lot instead of two 2.5 acre lots and one 35 acre lot.

The property has direct access to Franklin Street for all three lots. Adding a one home to this Preliminary Plat should not have any appreciable impact on Franklin Street.

Development Application

The Applicant requests a zoning change on the entire 35 acre property from A-3 to A-1 to facilitate the development of the Preliminary Plat. Preliminary Plat to divide the property into 3 lots as shown on the plat.
VICTORY MAP
SCALE: 1" = 200'

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DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERLYING, BEING THE OWNER(S) OF THE FOLLOWING RECORDED TRACT OF LAND:

LOTS 1 AND 2, BENNATI SUBDIVISION AND ALL OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 6B WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS:


SCHEDULE & EXCEPTIONS (NOT ALL EXCEPTIONS ARE LISTED):

1. THE PROPERTY MAY BE SUBJECT TO THE FOLLOWING ITEMS:

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NOTARY PUBLIC
W/ COMMISSION EXPIRY: 20
W/ ADDRESS:

MARK HILL
KATIE-HILL

RMEY NELSON

APPROVALS:
PLANNING COMMISSION APPROVAL:
APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS 10

CHAIR
BOARD OF COUNTY COMMISSIONERS APPROVAL:
APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS 10

DEPUTY
COUNTY CLERK AND RECORDER
RECESSION NO.
March 4, 2020

Mr. Jay Hill  
Managing Broker/Property Manager  
James C. Hill Real Estate  
9110 N. Washington Street  
Thornton, CO 80229

RE: Wadley Farms Subdivision

Dear Mr. Hill,

Thank you for inquiring about the impact to the school district as a result of your request to subdivide a 35-acre lot in Wadley Farms subdivision into three tracts and then to merge two of the new tracts with two existing parcels and to leave a vacant lot remaining. This vacant lot is likely to have a single-family detached home built at some point in the future.

The District has reviewed the development proposal in terms of (1) available school capacity, (2) required land dedications and/or cash-in-lieu fees and (3) transportation/access considerations. After reviewing the above proposal, the School District finds that it has no objections to your subdivision request. The reason for this position follows:

1. School Capacity. The Wadley Farms Subdivision First and Second Filings are currently served by Prairie Hills Elementary School, Rocky Top Middle School and Mountain Range High School. When the a home is built on the remaining vacant lot, we estimate a yield of 1 elementary student, 1 middle school student and 1 high school student. Capacity at these schools is expected to be sufficient for the proposed subdivision.

We appreciate your and the County’s cooperation and the opportunity to comment on issues of interest to the County and the District. If you have any further questions or concerns regarding this referral, please contact me via email at matt.schaefer@adams12.org or phone at 720-972-4289.

Sincerely,

[Signature]

Matthew D. Schaefer  
Planning Manager

CC: Pat Hamilton, Chief Operating Officer