



Board Summary Report

Date: January 8, 2019
To: Board of County Commissioners
Through: Jan Yeckes, Planning Division Manager
From: Molly Orkild-Larson, Senior Planner
Subject: Olson Minor Subdivision (PM18-003)

Request and Recommendation

The applicants, Jerry and Alberta Olson are requesting approval of a Minor Subdivision known as the Olson Minor Subdivision. A 40-acre parcel was originally conveyed as two 20-acre properties in 1991, but never went through the County's subdivision review process. The Olsons purchased one of these 20-acre parcels in 2004 without realizing it had not been legally subdivided. The subject property does meet the minimum lot-size requirement for the existing A-1 zone district.

Background

The existing 20-acre parcel was created in 1991 and is not a legally subdivided parcel. The existing house was constructed in 1986 when the site was a single 40-acre parcel.

Links to Align Arapahoe

If the proposed Minor Subdivision is approved, it will improve the quality of life by creating a legal lot. With a legally subdivided property, Arapahoe County permits can be obtained by the applicants or future homeowners.

Discussion

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) Final Plat Regulations; and 3) analysis of referral comments. Staff determined that the proposal complies with County policies and was submitted and processed according to adopted regulations and complies with the A-1 zoning and Final Plat standards.

This application was before the Planning Commission on December 18, 2018 and was recommended for approval by a 7-0 vote. No members of the public testified regarding the application.

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 the Planning Commission and staff or with changes).

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2. Continue to a date certain for more information.
3. Deny the Minor Subdivision.

Fiscal Impact

The County would benefit by continuing to collect property tax revenue.

Concurrence

The Planning and Engineering Services Divisions have reviewed the application, and the Arapahoe County Public Works Department is recommending approval of this case as the subdivision complies with A-1 zoning and Final Plat requirements.

Reviewed By:

Molly Orkild-Larson, Senior Planner

Jason Reynolds, Current Planning Program Manager

Jan Yeckes, Planning Division Manager

Bryan Weimer, Director of Public Works and Development

Joan Lopez, Finance Department

Bob Hill, Senior Assistant County Attorney

PM18-003 DRAFT MOTIONS: Staff has prepared the following motions to assist the Board.

DRAFT MOTIONS:

APPROVE WITH CONDITIONS: *This action would be consistent with the Planning Commission and staff recommendation.* In the case of PM18-003, Olson Minor Subdivision, the County Commissioners have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the public hearing. I hereby move to **APPROVE** this application based on the findings in the staff report, **subject to the following conditions:**

1. Prior to signature of the final copy of this plat the applicant must address Public Works Staff comments and concerns.

Alternative Motions – The following motions are provided as alternatives to the recommended motion for Conditional Approval:

DENY: In the case of PM18-003, Olson Minor Subdivision, the County Commissioners have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the public hearing. I hereby move to **DENY** this application based on the findings:

- a. *State new or amended findings in support of denial as part of the motion.*
- b. ...

CONTINUE TO DATE CERTAIN: In the case of PM18-003, Olson Minor Subdivision, I move to continue the hearing to [*date*], 9:30 a.m., at this same location, to obtain additional information and to further consider the information presented.

RESOLUTION NO. _____ It was moved by Commissioner _____ and duly seconded by Commissioner _____ to approve the Minor Subdivision for the Olson Property, Case No. PM18-003. Said approval is subject to and conditioned upon applicant agreeing to adhere to any and all Arapahoe County staff recommendations and/or conditions of approval as set forth within the record and/or as determined by the Board on this date, including the following conditions of approval:

1. Prior to signature of the final copy of this plat, the applicant must address Public Works Staff comments and concerns.

Subject to review and approval of the Minor Subdivision mylar by the Arapahoe County Public Works and Development Department, including the Planning, Mapping, and Engineering Services Divisions, and the County Attorney's Office, the Chair of the Board of County Commissioners is authorized to sign said mylar, pursuant to the terms contained therein.

The vote was:

Commissioner Baker, ___; Commissioner Conti, ___; Commissioner Holen, ___; Commissioner Jackson, ___; Commissioner Sharpe, ___.

The Chair declared the motion carried and so ordered.



Board of County Commissioners

Engineering Summary Report

Date: January 8, 2019

To: Arapahoe County Planning Commissioners

Via: Molly Orkild-Larson
Planning Division

Cc: Chuck Haskins, Division Manager, Engineering Services Division
Case File

From: Sarah White
Engineering Services Division

Re: **Olson Subdivision**
Minor Subdivision
PM18-003

Purpose and Recommendation

The purpose of this report is to provide the Engineering Services Division Staff findings, comments, and recommendations regarding the above-referenced land use application(s).

Scope/Location:

Property owners, Gerald and Alberta Olsen, are requesting approval of the Olson Subdivision Minor Subdivision. The project is located at 288 N Manila Rd, near the intersection of County Road 113 (Manila Rd) and County Road 6 (E. 6th Ave). The site lies within the West Sand Creek drainage basin.

The project proposes fixing a previously illegally subdivided lot.

Items included with this referral:

Plat Exhibit

Engineering Services Division Staff (Staff) has reviewed the above-referenced land use application(s) and has the following findings and comments:

The Arapahoe County Division of Engineering Services has reviewed this referral and has the following findings:

1. This parcel is in the West Sand Creek drainage basin.
2. Initial Site Platting - Drainage Master Planning Fee (\$115/Gross Acre)
Arapahoe County participates in the development of regional master drainage plans. New development shall be charged a fee to cover the cost of the drainage master plan development. The county collects this fee with initial lot platting. Drainage Master Planning Fee is \$2,235.60 based on 19.44 acres.
3. Engineering review and approval fees have been waived per BoCC resolution 170351 for \$5,000 Engineering review fees of the Minor Subdivision and \$2236 for master drainage planning
4. The following waivers have been requested/granted:
 - a) Drainage Study is waived; no development proposed, lot currently exists
 - b) No on-site detention or water quality facilities are required; +19 ac lot
 - c) Traffic Impact Study is waived; no land use change
5. The following variances have been requested/granted:
 - a) Requirement for street-front development. Manila Rd is still a rural roadway section at this time and it is unnecessary to have a full street infrastructure including sidewalk, curb and gutter.
 - b) Requirement for Right of Way (ROW) dedication. 2035 County Transportation Plan recommends a 4-lane, 114' ROW for N Manila Rd. No street widening is proposed, 4 lanes would fit within the current 60' ROW.

Recommendations:

Engineering Services Division Staff is favorably recommending this land use application.