ELBERT COUNTY GOVERNMENT

Christina Stanton, AICP CDS Director
Christina.Stanton@elbertcounty-co.gov
Office 303-621-3185 Fax 303-621-3165
PO Box 7, 215 Comanche St, Kiowa, CO, 80117

LAND USE HEARING
REQUEST FOR BOCC ACTION

Date of Presentation: October 10, 2018
Staff Lead: Vincent Hooper, PMP, Senior Planner
Through: Christina Stanton, AICP, CDS Director & Vincent Harris, AICP – Baseline Corporation

Case Name: Atkinson AR Rezone RZ-17-0047 & Minor Residential Development MD-17-0048
CDS Case Number: RZ-17-0047 & MD-17-0048
Applicant: Dale & Julie Atkinson
Agenda Item: LU, 2

1. Purpose: The purpose of this agenda item is to consider a request from Dale & Julie Atkinson. They have submitted applications requesting a Rezoning from the Agriculture (A) zone district to the Agriculture Residential (AR) zone district and a Minor Residential Development for the purpose of creating 4 single-family residential lots from a 40 acre property located at the northwest corner of the intersection of County Roads 17/21 and 106.

2. Background: On August 7, 2018, the Planning Commission opened a public hearing on this case. The Planning Commission voted 5-0 to recommend approval upon the condition that the applicant submit a Traffic Memo for staff consideration by Elbert County staff prior to the BOCC consideration of the applications. The applicant has recently prepared and submitted the specific Traffic Memo requested by the Planning Commission. The Traffic Memo has been review and accepted by Rory Hale, Director of Public Works Department. Director Hale concluded that "the applicant is in compliance with the Elbert County Roadway Construction Standards and Specifications."

As a result, the applicant has met the requirements of the Planning Commission's condition and staff is ready to have the Board of County Commissioners review these two proposed rezoning and subdivision applications.

Additional information, in the form of an adjacent property owner comment letter one was received by CDS staff subsequent to the Planning Commission hearing. A response letter has also been provided by the applicant addressing the issues raised by the adjacent property owner. This additional information has been provided and is discussed in the attached Staff Memo.

3. CDS Staff Recommendation: Staff recommends approval of Atkinson AR Rezone RZ-17-0047 & Minor Residential Development MD-17-0048, with the conditions of approval as outlined in the attached staff report and draft resolution.

4. Planning Commission Recommendation: These cases were recommended for approval subject to the Traffic Memo condition noted above at the August 7, 2018 Planning Commission meeting. This project is now ready for the BOCC review and make a decision on the request.

DRAFT

5. BOCC Action Required: Approve, Deny, or Continue the case to a future date.

6. Enclosures:

A. Additional Information Staff Memo
B. Original Staff Report and packet to Planning Commission on August 7, 2018.
C. Draft resolution.

DRAFT