



## Request for Comments

Case Name: Blackstone Ranch Filing No, 2-B  
Case Number: PLT2016-00004

February 3, 2016

Adams County Planning Commission is requesting comments on the following request:

**Request for a final plat to subdivide 10.78 acres into 33 residential lots in the R-1-C zone district.**

This request is located at SW corner of 26th Ave and Strasburg Road. The Assessor's Parcel Number is 0181333100006.

Applicant Information: PAULS DEVELOPMENT EAST LLC, 270 SAINT PAUL ST.,  
STE 300, DENVER, CO 802065133

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 02/26/2016 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 [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org). Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information.

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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Greg Barnes  
Case Manager

BOARD OF COUNTY COMMISSIONERS

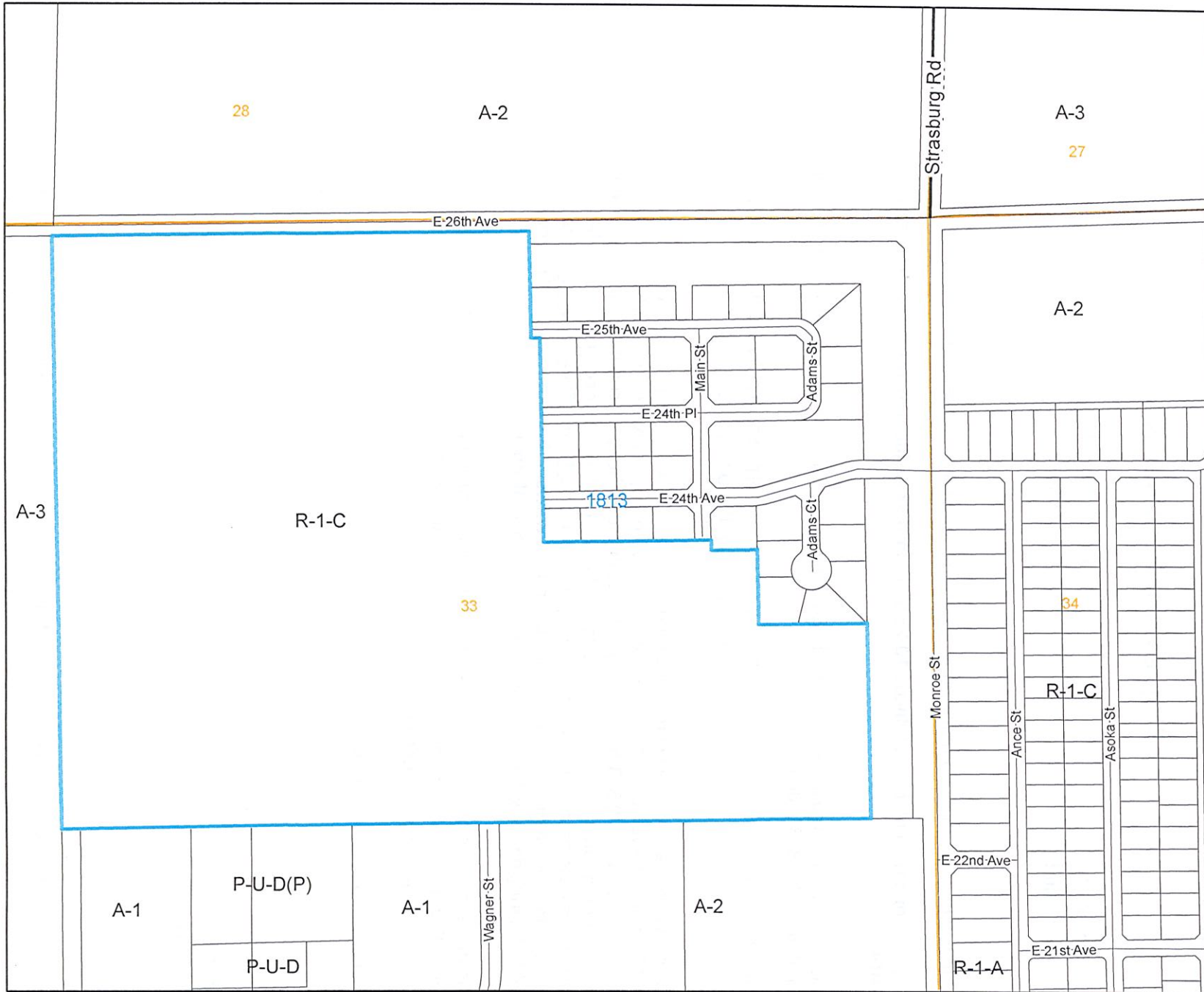
Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Erik Hansen  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Jan Pawlowski  
DISTRICT 5



**LEGEND**

- ★ Special Zoning Conditions
- 3 Section Numbers
- +— Railroad
- Major Water
- Zoning Line
- ▭ Sections
- ▨ Airport Noise Overlay
- ▭ Incorporated Areas

**Blackston Ranch - Filing 2B**  
**PLT2016-00004**



For display purposes only.



This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

# **Blackstone Ranch Filing No. 2-B Final Plat Application**

## **Explanation of the Request and General Overview of the Project**

Pauls Development East, LLC ("PAULS"), is the owner of a roughly 77.8-acre parcel of land in Strasburg, located to the South of 26th Avenue and to the West of Strasburg Mile Road (the "SUBJECT PROPERTY"). A preliminary plat was approved for the Subject Property in 2004, and a final plat for Blackstone Ranch Filing No. 1 was approved in 2006.

Due to changes in market conditions, no further final plat applications were filed based on the 2004 preliminary plat, and in 2014 (after inquiry by representatives of Pauls) the County determined that the preliminary plat had expired. A preliminary plat application for a 21.72 acre portion of the Subject Property was submitted in January 2015 and approved by the Board of County Commissioners on July 14, 2015.

Thereafter, Pauls submitted construction drawings for the area within the boundaries of the preliminary plat. The County approved the construction drawings in October 2015. Pauls then submitted an application for final plat approval for 43 of the 76 lots shown on the preliminary plat ("BSR 2-A"), and a proposed "Pre-Plat Subdivision Improvements Agreement" ("2-A SIA") The BSR 2-A application is currently pending and is expected to be decided in February 2016. The 2-A SIA was approved by the Board of County Commissioners on December 17, 2015.

This application is for final plat approval of Blackstone Ranch Filing 2-B ("BSR 2-B"). BSR 2-B includes the remaining 33 lots that are shown on the preliminary plat, which are located generally to the South and Southeast of the area covered by BSR 2-A. The area and dimensions of the proposed lots are compliant with the requirements of the R-1-C zone district in which the Subject Property is located. BSR 2-B offers a variety of lot sizes, from 0.167 acres to 0.543 acres. The total area within the boundaries of the BSR 2-B final plat is 10.786 acres. Construction drawings that are specific to BSR 2-B and a proposed "Pre-Plat Subdivision Improvements Agreement" for BSR 2-B ("2-B SIA") were submitted for County review on Friday, January 22, 2016.

The layout of BSR 2-B is in full compliance with the Adams County Development Standards and Regulations. The proposed Final Plat for BSR 2-B meets the criteria for approval as follows:

1. *The final plat is consistent and conforms to the approved preliminary plat.*

The proposed BSR 2-B final plat is consistent with and conforms to the 2015 preliminary plat.

2. *The final plat is in conformance with the subdivision design standards.*



The proposed BSR 2-B final plat is in conformance with the subdivision design standards:

- The subdivision design considers the comprehensive plan, zoning, and the area's character.
- It is an appropriate and context-sensitive expansion of the existing Blackstone Ranch neighborhood within Strasburg.
- It is compatible with adjacent land uses (both existing and as shown in the Blackstone Ranch Filing No. 2 Preliminary Plat and Blackstone Ranch Filing No. 2-A Final Plat).
- It preserves the natural terrain, drainage, and topsoil to the extent possible, consistent with the need to comply with applicable stormwater drainage requirements. There are no trees, wildlife habitat, or fisheries on the Subject Property.
- There are no hazardous conditions or water hazards on the Subject Property or that affect the Subject Property.
- Noise abatement from roadways and railroads is not necessary.
- There is no encroachment into floodplains.
- The Subject Property is not affected by high groundwater.
- Lots are appropriately designed and configured and are accessed by roads that will be dedicated to the County.
- Drainage is designed according to County standards.
- Landscaping is planned according to County standards.
- Roads conform to the County transportation plan and County engineering standards, and external connections and internal circulation are appropriate.
- Non-vehicular facilities are provided, with future connections to adjacent development as shown in the preliminary plat.
- Required open space is provided.

3. *The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.*

A "will-serve" letter from Eastern Adams County Metropolitan District is included with the application materials.

4. *The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence that the system complies with state and local laws and regulations.*

A "will-serve" letter from Eastern Adams County Metropolitan District is included with the application materials.

5. *The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.*

There are no known hazardous conditions on the Subject Property. Prior to the issuance of building permits, Pauls will complete lot-specific geotechnical investigations, as recommended by the Colorado Geological Survey during the preliminary plat approval process.

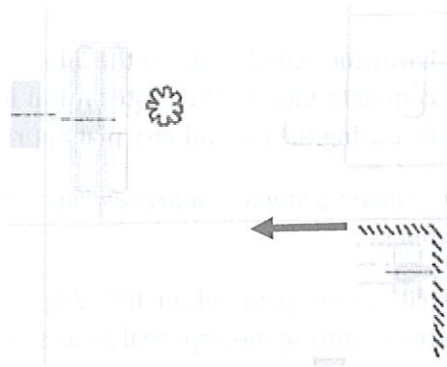
6. *The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.*

Adequate drainage facilities are planned for BSR 2-B. Drainage plans have been approved by the Transportation Department during the approval process for BSR 2-A.

7. *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.*

- The 33 proposed lots will create demand for 1.089 acres of park land: 0.66 acres for neighborhood parks and 0.429 acres for regional parks.
  - The existing neighborhood park within Blackstone Ranch satisfies 0.06 acres of the neighborhood park dedication requirements BSR 2-B. Specifically:
    - Blackstone Ranch Filing No. 1 includes a 1.78-acre improved neighborhood park (Tract C, Plat of Blackstone Ranch Filing No. 1).
    - BSR 2-A and Blackstone Ranch Filing No. 1, combined, include 86 lots, and therefore required 1.72 acres of neighborhood park land.
    - Therefore, after approval of BSR 2-A, there will still be a “surplus” of 0.06 acres of neighborhood park land to allocate to BSR 2-B.
  - Enclosed with this application is a check for fees-in-lieu of park and school land dedication. \$22,132.80 of the \$78,454.41 check is for 0.6 acres of neighborhood park land, valued at \$36,888 per acre.
  - With respect to regional parks, Pauls’ application for final plat approval for BSR 2-A shows that Pauls is prepared to dedicate or convey to the County more than 50 acres of property that satisfies the County’s regional park requirement, as follows:

- The 47.34-acre parcel located to the East of Wolf Creek Run, adjacent to land already dedicated to the Strasburg Park and Recreation District (highlighted in the figure below with an asterisk).



- A strip of land approximately 3 acres in area that will complete the trail link created by 12.31 acres of property known as Tracts A and B of Blackstone Ranch Filing No. 1 (Tracts A and B are highlighted in the figure above with red diagonal lines, the proposed link with a blue arrow). Together, these two parcels meet the County's regional park criteria that are set out in Section 5-05-05-02-02, Adams County Development Standards and Regulations:
  - They have a combined area greater than 50 acres;
  - They offer natural and scenic quality and have sufficient flat surface to provide for active and passive recreation;
  - They are not within exclusive easements, and do not include hazards that would make them unsuitable for park development;
  - The 47.34-acre parcel is adjacent to existing park land;
  - The dedication supports the projection of natural features and watersheds; and
  - The dedications support the continuity of open space links and trails, linking existing trails to provide access to the 47.34-acre parcel and the existing park to the east of that parcel.
- With this application, the applicant has provided a fee-in-lieu for school sites that serve the proposed development in the amount of \$56,321.61, based on a calculated need for approximately 1.527 acres of land for schools (0.0462675 acres per unit x



33 units), at a value of \$36,888 per acre. The payment is included as part of the check for \$78,454.41 (which also includes the fee-in-lieu for neighborhood parks).

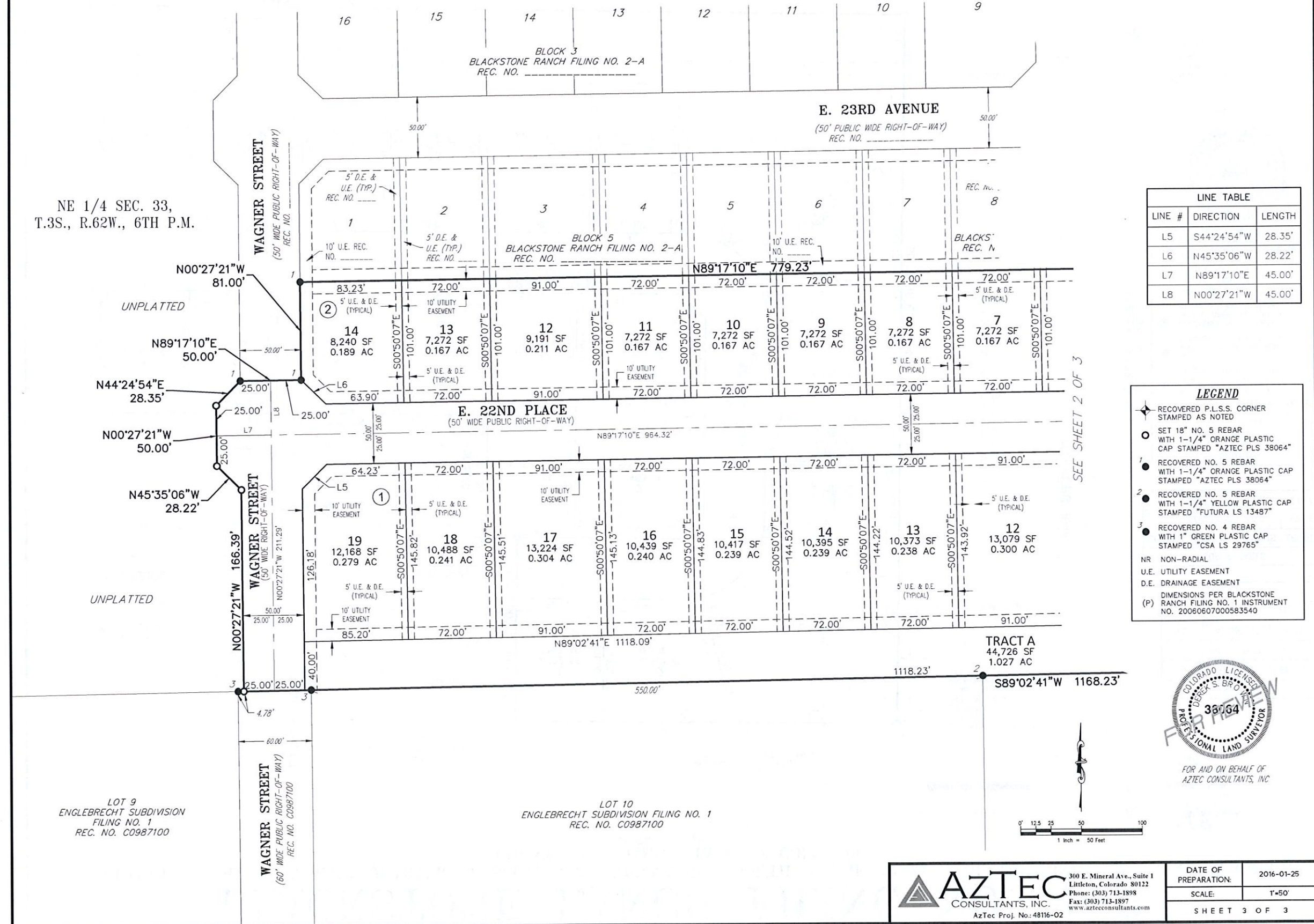
- The application includes a fire protection report (Item #18) that has been submitted to the Strasburg Fire Protection District.
- The proposed development of BSR 2-B is anticipated to generate a total of 26 students (in public elementary, middle, and high schools) (see Item #16). As Pauls understands it, Strasburg School District has capacity for the new students in Strasburg Elementary School, Hemphill Middle School, and Strasburg High School, all of which are within walking distance to the South of the proposed development.<sup>1</sup>
- Will-serve letters for all utility providers (including water and sewer) are included with the application for final plat approval.
- The remaining required facilities and infrastructure are covered by the 2-B SIA that was submitted to the County on January 22, 2016.

---

<sup>1</sup> Strasburg Elementary School and Strasburg High School are located at 56729 E Colorado Ave, Strasburg, CO 80136. Hemphill Middle School is located at 2100 Wagner Street, Strasburg, CO 80136.

# BLACKSTONE RANCH FILING NO. 2-B

A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 3 OF 3

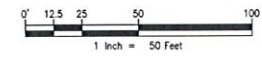


LINE TABLE		
LINE #	DIRECTION	LENGTH
L5	S44°24'54"W	28.35'
L6	N45°35'06"W	28.22'
L7	N89°17'10"E	45.00'
L8	N00°27'21"W	45.00'

LEGEND	
	RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
	SET 18" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
	RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
	RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "FUTURA LS 13487"
	RECOVERED NO. 4 REBAR WITH 1" GREEN PLASTIC CAP STAMPED "CSA LS 29765"
NR	NON-RADIAL
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
(P)	DIMENSIONS PER BLACKSTONE RANCH FILING NO. 1 INSTRUMENT NO. 20060607000583540



FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC.



**AZTEC**  
 CONSULTANTS, INC.  
 AzTec Proj. No.: 48116-02

300 E. Mineral Ave., Suite 1  
 Littleton, Colorado 80122  
 Phone: (303) 713-1898  
 Fax: (303) 713-1897  
 www.aztecconsultants.com

DATE OF PREPARATION:	2016-01-25
SCALE:	1"=50'
SHEET 3 OF 3	



